



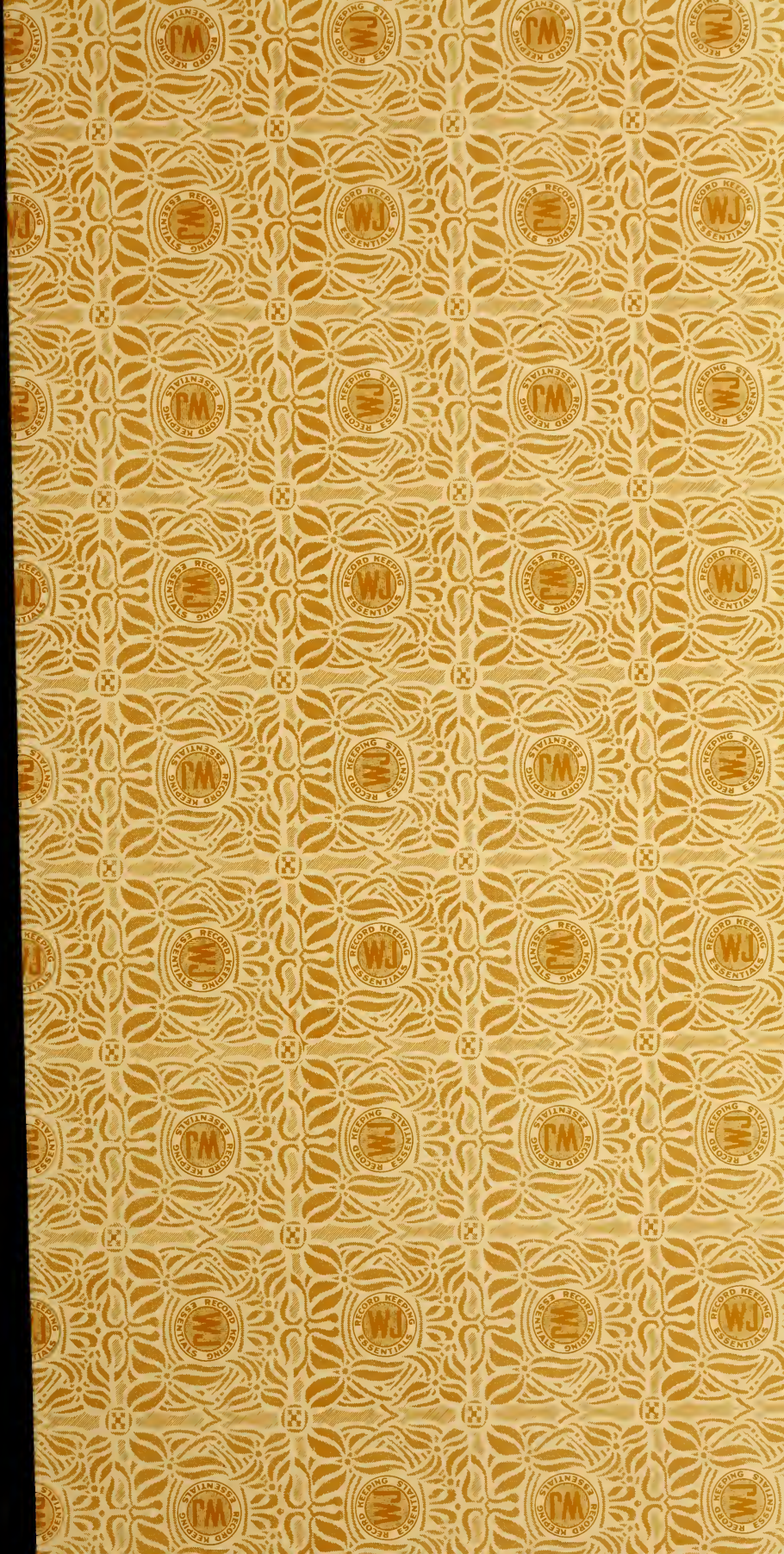
**Wilson Jones**

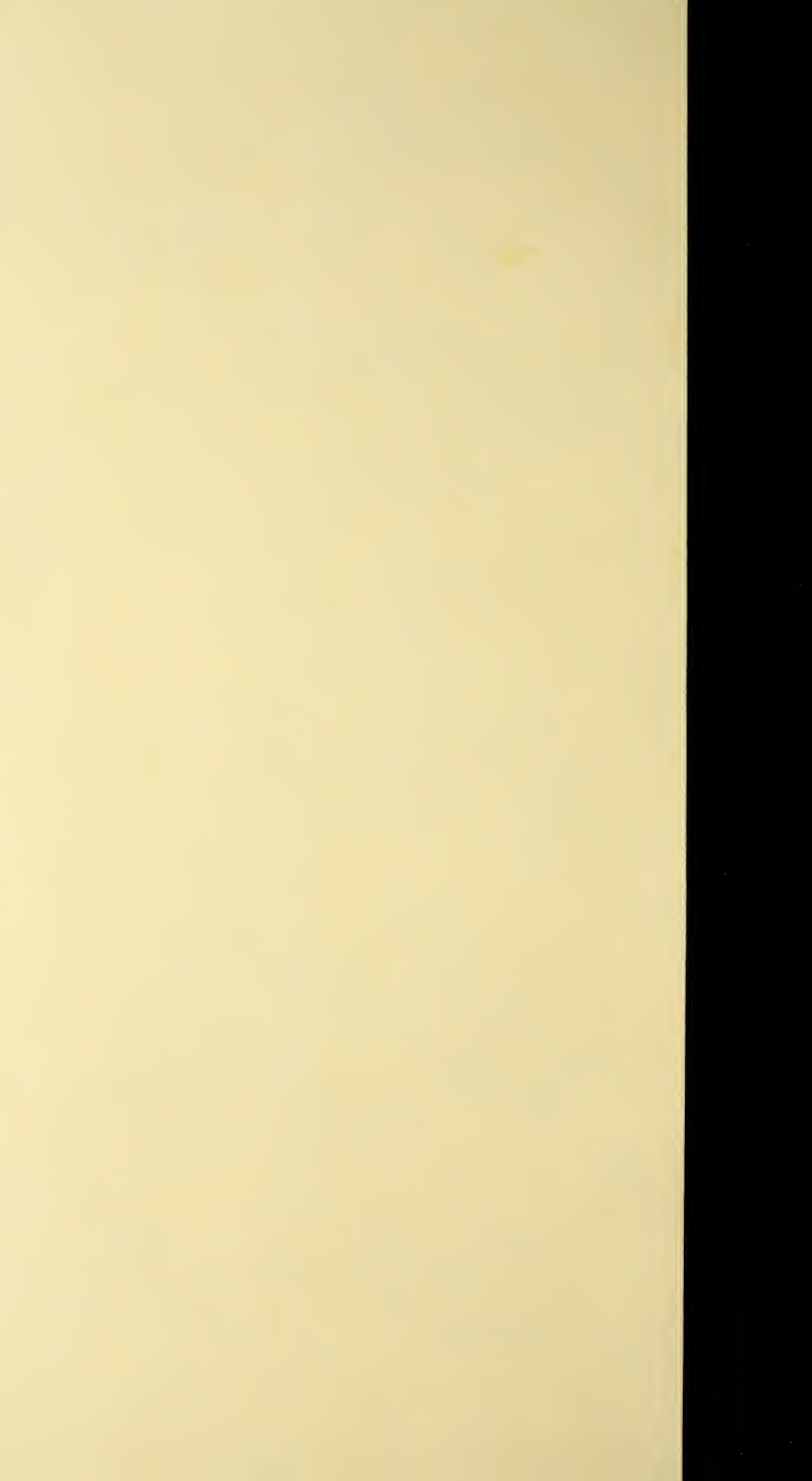
**Minute Book  
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**Outfit  
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WITH FILLER 903-30-25**

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## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **REGULAR MEETING MINUTES**

**January 26, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** R. Steven Hill - President  
George F. Simler, III - Secretary  
John Sullivan - Member

**MEMBERS ABSENT:** Steven E. McElhoe - Vice President  
John B. Powell - Member

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Sarah Geist - Administrative Assistant

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** Roger Felton, Design Facts, Inc.  
Tom Cain, Planning, City of Fort Wayne  
Dave Ross, Engineer, City of Fort Wayne

**CALL TO ORDER:** Mr. Hill called to order this regular meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. McElhoe and Mr. Powell were absent.

### **APPROVAL OF CLAIMS**

Mr. Hill called for a motion to approve the November 1997 Claims. Mr. Simler motioned for approval of said Claims and Mr. Sullivan did second the motion. The motion passed unanimously.

### **APPROVAL OF MINUTES**

Mr. Hill called for a motion to approve the minutes from November 17, December 4, December 8, and December 22, 1997. Mr. Sullivan motioned for approval of said minutes and Mr. Simler did second the motion. The motion passed unanimously.

### **OLD BUSINESS**

None.



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## **NEW BUSINESS**

### **Resolution 98-1**

#### **Approving a Contract for Professional Legal Services**

Mr. Hill called for a motion to approve Resolution 98-1. Mr. Simler motioned for approval of said Resolution and Mr. Sullivan did second the motion.

Mr. Hill asked if there was any discussion for Resolution 98-1. Mr. Fletcher commented that the 1998 hourly rate is the same as the 1997 rate, since it was increased in 1997. Mr. Hill questioned how much the Commission typically pays for legal fees. Mr. Fletcher responded that it is approximately \$1,000 - \$1,500/month average. Mr. Fletcher also verified that this rate is the same for all services provided.

Mr. Fletcher also talked about John Wernet's contract (Resolution 98-2) stating that the same rate applies. Because of the continuity of the issues, Mr. Wernet's services are used basically regarding Midtowne Crossing. Mr. Fletcher commented that the total for the year is approximately \$10,000.

Mr. Hill asked whether Mr. Boyer actually tries any cases that may arise, and Mr. Fletcher answered that Mr. McCauley usually tries the cases, except in the case of Midtowne Crossing, in which case John Wernet's office would be involved.

Mr. Hill asked whether Mr. McCauley worked on the condemnation and Mr. Fletcher answered that Dan Borgman handles this. The Redevelopment Commission's attorney is really Mr. Boyer and then they facilitate various attorneys out of Mr. Boyer's office for specialty cases.

Mr. Hill asked if the rate is the same for different attorneys from the same office, and Mr. Fletcher commented that it does not matter who the attorney is, the rate stays the same.

The motion was passed unanimously.

### **Resolution 98-2**

#### **Approving a Contract for Professional Legal Services**

Mr. Hill called for a motion to approve Resolution 98-2. Mr. Simler motioned for approval of said Resolution and Mr. Sullivan did second the motion. The motion was passed unanimously.

### **Resolution 98-3**

#### **Approving Change Order #4 to the Brooks Construction Company, Inc. contract**

Mr. Fletcher commented that this Change Order is for many things, but he would highlight the larger changes:

Item #4 - Provide/place 24 hour concrete mix for 8" drive approach @ Jeff.Smurfit Corp. When it got into late fall, Brooks had to use 24 hour concrete mix in order to get the trucks moving again.

Item #3 - Re-route 2" SCH 80 conduit into tele. manhole. Some rerouting was needed on this site. Mr. Fletcher commented that he didn't know exactly where this was, as Mr. Kravig is the project manager. Mr. Kravig felt that this work was needed, however.

Item #5 - Add'l milling/paving in City lot, north side of Freimann, west of Barr St. This is mostly Freimann parking lot. Mr. Fletcher stated that since the Commission is working on Barr Street to improve the appearance, they should also improve the walk way to the



City County Building. Mr. Simler questioned if the pavement here was blacktop, and Mr. Fletcher responded that it is. Mr. Fletcher also commented that the blacktop is in pretty bad shape. The Board of Works has agreed to pay for this item and will refund the Commission \$14,750.00. The work will be handled on the Redevelopment Commission contract however.

#6 - Locate gas main at light base locations. It was necessary to relocate some of the gas mains due to readjusting of the light bases.

#7 - Move inlet at north end of Barr St. The contract was originally written to use new inlets, however, it has been discovered that this is not necessary. The inlets that are already in place will be used, although they needed to be moved.

#8 - Remove concrete curb at Hall's Gas House. A small curb separated the Gas House parking lot and the sidewalk. Being in poor condition, it was decided this would be removed.

#9 - Provide/place sealant along Wayne Township Trustee Bldg. When the new sidewalks were installed in front of the Wayne Township Trustee Building, there was a space left between the sidewalk and the foundation of the building. Water has been leaking into the basement of the building and therefore it is necessary to caulk this space.

#10 - Add'l curbing and sidewalk at Freiman Square. This is for a readjustment to match the design already present. A tree had to be removed, also.

Mr. Simler asked what the project here was for. Mr. Fletcher answered that a path is being cut through Freiman Square, providing a walkway from Barr Street.

Mr. Simler motioned for approval of said Resolution and Mr. Sullivan did second the motion. The motion was passed unanimously.

#### **Resolution 98-4**

##### **Approving Change Order #2 to a Contract with Louis Lengacher**

Mr. Fletcher explained that an extinguisher needs to be added to the machine room. Mr. Lindsay explained that the lock on the machine room door needs to be changed to match the locks on the Grand Wayne Center doors, as the Grand Wayne Center will be responsible for the maintenance. The Change Order also calls for a fire rated damper to be installed on the door. These changes wrap up this project.

Mr. Sullivan motioned for approval of said Resolution and Mr. Simler did second the motion. The motion was passed unanimously.

#### **Resolution 98-5**

##### **Considering an Application for Designation as an Economic Revitalization Area for Design Facts, Inc. in the Baer Field Economic Development Area**

Mr. Fletcher introduced Roger Felton from Design Facts, Inc. Mr. Fletcher explained this resolution is for tax abatement in the Baer Field EDA. Mr. Felton took over, explaining that Design Facts designs and builds special equipment. Currently, Design Facts is in a small building and wants to put up an 11,000 square foot building to allow for the growth they are experiencing and anticipating for the future.

Mr. Simler questioned whether the number of current employees would actually be doubled with this expansion, as shown on his application for abatement. Mr. Felton explained they are in great need of more employees, as they have done as much business in the first quarter of 1998 as they did in all of 1997.





Mr. Fletcher pointed out that the number of employees is actually expected to triple with this expansion. Mr. Felton also commented that he believes they will eventually grow into that many employees.

Mr. Hill asked who Design Facts does business with. Mr. Felton answered that Federal Mogul Corporation (out of Logansport, IN), Group Deco, and Deco Heating Technologies are some of the main customers.

Mr. Hill questioned how many years Design Facts is applying for on both the real estate and equipment. Mr. Fletcher responded that he believed the application was for ten years on real estate and three on equipment, but Mr. Lindsay pointed out that it is actually five years on equipment.

Mr. Fletcher commented that the Commission is working on putting funding together to correct the sewer situation in the area. Hopefully, the funding will be in place within the next 1 to 1½ months, and part of that financing is Tax Increment revenue.

Mr. Fletcher then recommended the members look at the Tax Abatement - Estimate of Savings handout. Staff recommends being consistent with previous abatements in this area and approving the six year real estate and five year capital improvement abatement.

Mr. Simler motioned to approve Resolution 98-5 with a six year abatement on real estate and five years on capital improvement. Mr. Sullivan did second the motion, and it passed unanimously.

### **Centennial Park Presentation**

Dave Ross, City Engineer, was present to request funding approval in an amount not to exceed \$10,000 for a survey and study regarding construction in the floodway of natural drain number six.

Mr. Ross explained that the project would include surveying and constructing a model of the stream that could potentially be used as a "regional detention basin" to retain the increased flow of water caused by the development in this area. The water could then be released at a controlled rate so some of the flooding can be reduced in the future. The Redevelopment Commission and the City Utilities Storm Water Department, as well as an independent developer, are participating in funding to pay for the professional services needed to develop the model.

Mr. Ross would like to be prepared ahead of time so when the study is finished, it can be submitted to the Indiana Department of Environmental Management and upon their recommendation, begin construction.

Mr. Ross again stated that he was asking for funding of \$10,000 to complete this project.

Mr. Fletcher commented that the Commission spent approximately \$150,000 to open 30 acres in Centennial Park and right now has approximately \$140,000 available. Mr. Fletcher told Mr. Ross that if the Commission participates in the study and survey, the money will probably have to be reduced by \$10,000 to cover the Commission's portion of the funding. Mr. Fletcher did point out that this study should at least be considered.

Mr. Ross commented that improvements will be proposed in this area and this study will allow them to know what kind of construction is possible.





Mr. Simler asked where the flooding is occurring presently. Mr. Ross explained that the north area is almost "ravine" and that flooding is occurring currently along Butler Road. A residence there is in the floodway and some negotiation is going on currently with the owner of this residence about moving out of the floodway.

Mr. Fletcher commented that this house has been appraised. He does not have the appraisal at his disposal, but hopes to see it within the next 30 days. The City is prepared to make offers to the owner, but will not go into condemnation if the owner does not want to sell.

Mr. Simler asked who the owner is, and Mr. Lindsay responded that his name is Dean Fowler. Mr. Simler then asked if Mr. Fowler is the "well digger". Mr. Lindsay replied that he did not believe so, he thought the "well digger" was on the other side of the road.

Mr. Fletcher stated that staff would recommend the study be approved, adding that the \$140,000 would be reduced to \$130,000.

Mr. Simler motioned to approve the request for funding and participation in the study, and Mr. Sullivan did second the motion. The motion was passed unanimously.

### **Baker & Fairfield Presentation**

Tom Cain, City Planner, was present to update the Commission members on an opportunity that has come about recently. The owner of a manufacturing company located at the corner of Baker and Fairfield Streets was working to renovate his building. This renovation would include demolishing the older part of the building and constructing a new addition. In talking with the owner regarding capital improvements, Mr. Cain was asked to make some recommendations regarding improvements in this area.

In late 1986, a study was completed for the southwest area of Fort Wayne. This study focused on the development of the area, increasing traffic, etc. This study, as well as an earlier downtown study completed in 1985, addressed the issue of the sharp right and left turns on northbound Fairfield at Baker Street and then onto Ewing Street.

The downtown planners recommended that these streets be reconstructed in some way so as to make the drive north on Fairfield into downtown Fort Wayne easier for all who traveled it. At that time, the plan was to route traffic through the residential neighborhood. This plan was not favored by those who lived in these neighborhoods, however, and the plan was dropped.

Now, with the development of the business owner at the corner of this intersection, it appears there may be an opportunity to smoothly route traffic through this area without disrupting the residential areas. The owner, Mr. Cox, at this point wondered whether the project could be better improved if he would tear down the whole building he currently owns. As Mr. Cain looked into this possibility, he realized this may be a great opportunity to showcase this area and perhaps construct a gateway welcoming motorists into the city.

The staff is currently looking into the funding of this project, which would include demolishing the building, setting up some special financing to help Mr. Cox with the rebuilding of his new site, and eventually constructing the new roadway through this area. It is estimated the demolition of the building will cost between \$140,000 and \$170,000.



Mr. Cain stated that negotiations with Mr. Cox consists of trying to reach a tentative agreement that the Commission will take possession of the parcel of land he currently owns after his new building is constructed. The City would then demolish the structure and take ownership of the property. This opens the opportunity to construct the new roads sometime in the future.

Funding for this project has not yet been completed, however, it is estimated to cost \$500,000 overall. Mr. Fletcher has been looking into Tax Incremental Financing, and talks have been going on with City Council Members and the Director of the Community & Economic Development, as well as Linda Buskirk and the Board of Public Works. It is possible to come up with the funding necessary to complete this project.

Mr. Cain emphasized the issue here is to take advantage of the window of opportunity that has presented itself with Mr. Cox, even though the actual project won't be completed for some time.

Mr. Simler asked what our window is on this, and Mr. Cain answered that he believed the deadline for deciding whether the building would come down was actually passed. Everything has been pointing to the demolition, but nothing has been set in stone.

Mr. Fletcher commented that the owner has agreed to give the City the property if building on a new site is not ruled out. Mr. Fletcher stated it is important to look at the value of the building. If it is currently worth \$140,000 - \$200,000, and the City gets it for nothing, and then can tear it down for no more than what the property is worth, it is important to act now. This is a long term project, which probably won't happen for another 10-15 years, but the opportunity for this land is here now.

Mr. Fletcher went on to say that the funding is possible through the block grant, the Urban Enterprise Association (UEA), City Council, and the Fort Wayne Redevelopment Commission (FWRC). Mr. Fletcher also stated he had a copy of a draft contract detailing the agreement and how everything would be handled if the decision is made to proceed with this right away. The Redevelopment Commission will be obligated to take possession of the land and provide the funds to demolish the building with the owner building a 12,000 square foot building. What is being lost in tearing down the old building (as far as assessed value) will be made up by the new building. This project also improves the whole planning area, which was originally looked at back in 1986. Mr. Fletcher commented that this will clean up this end of Baker Street. He is currently working on the expenses and determining what organization or department will be able to fund portions of the project. This is a good situation for everyone, whereas Mr. Cox will be able to donate the land and have a tax write-off and the Commission receives the land and the building for free.

Mr. Simler asked Mr. Cain to retrace (on the map Mr. Cain was using for his demonstration) how the streets and turns are arranged right now. Mr. Cain pointed out that there is a right turn from Fairfield onto Baker Street and then a left turn onto Ewing Street, commenting that the corners are so tight they are like "turning the corner on any city block".

Mr. Fletcher explained that the administration is in favor of the project. Mr. Cain agreed, stating that this is the type of opportunity that only comes along once and the outcome of this project will be very different if this demolition isn't acted upon now.

Mr. Fletcher commented that this is something to think about, stating that the Commission can always go in and acquire the property. However, if this isn't acted upon and the owner goes ahead with the renovation of the building, the Commission will have to relocate the business and it could be potentially more expensive.





Mr. Simler asked how large was the "porkchop" (the corner area of the block that would be left as an "island" after the new roadway would be constructed) area. Mr. Cain answered that it is approximately a quarter acre of land. Mr. Simler stated that he was asking because he didn't want to see children attracted to this area, thinking of it as a playground. Mr. Cain replied that it is a landscaped area and is to be traffic oriented, not pedestrian oriented.

Mr. Hill commented that he would like to take a look at what will be done with the housing, etc. in that area. Mr. Cain added that this design leaves open the potential for the properties north of the area to be left where they are and also opens the possibility of doing more renovating in this area. There are three residential structures and outbuildings which would need to be removed when the roadway that connects to Ewing Street would be built. One of these structures is in very poor condition.

Mr. Hill questioned the truck dock shown at the south end of the proposed building. Mr. Cain explained that there will not be an actual truck dock but will be an access door in what is currently an alley. Mr. Hill questioned how the truck would get out of this area. Mr. Cain explained that from this alley the truck would have to go east on Baker to Harrison.

Mr. Fletcher pointed to the map adding that Mr. Cox, the current owner, wants to lease back as much as possible of the proposed parking lot. Mr. Cain pointed out the different areas of the building, explaining that part of the production area would be set up for future expansion. Mr. Cox may want to lease part of the production area to another tenant on a short term basis, and this tenant would also have access to the parking area.

Mr. Sullivan asked what Mr. Cox manufactures. Mr. Cain answered he manufactures electronic components used in manufacturing equipment to regulate movement of mechanical devices.

Mr. Sullivan asked if this design was to encourage more traffic on Fairfield, and Mr. Cain answered that it is not necessarily to increase the traffic, but to allow it to flow more smoothly. Mr. Sullivan commented that when he travels through town, he very rarely drives on Fairfield. Not only for the inconvenience, but because the road conditions on Fairfield south of Baker Street are terrible. Mr. Cain replied that the Community and Economic Development department has been working on improving the sidewalks and curb conditions in that area. Hopefully, the change in the image in this area will encourage more change south of Fairfield and Baker streets, also.

Mr. Fletcher stated that if nobody is going to object, he will go ahead and work on the financing for what has been proposed. Mr. Hill asked about the appraisal. Mr. Fletcher stated that the building is being appraised by a mortgage company and he wants to look at that appraisal before he goes too far on this. He doesn't want to spend any more than what the building is worth on the cost of demolition. Mr. Hill commented that at least they would be getting a new building in this location, and Mr. Fletcher agreed, but stated that from an acquisition stand point, it is best to make sure the building is worth more than it is costing to demolish it. Mr. Hill commented that it should be remembered that a new building is being built. At some point, the amount spent on the demolition is recaptured.

Mr. Fletcher said that if Mr. Cox is left to go ahead with his original plan, he will renovate part of the building. Mr. Hill stated that this area should be targeted for improvement, and eventually something will need to be done with the Fairfield corridor. Mr. Simler agreed, stating he ranks this area right behind the Pontiac Street cloverleaf.

Mr. Fletcher stated again that he will go ahead and work on some more of the financing and tying things down.





### **Falstaff Brewery Presentation**

Mr. Fletcher began by saying that the Commission has been looking at Falstaff Brewery for quite a while. It has been vacant since the late 1980's and was stripped of its equipment in the early 1990's.

Mr. Lindsay continued, stating that this is only a preliminary briefing presenting the staff's findings on the brewery's condition. The ideas in this presentation are subject to change and are open for suggestion. Mr. Lindsay passed out a presentation on the brewery, which highlighted the points he wanted to make.

The Falstaff Brewery is currently owned by Falstaff Brewery. It is bounded by Glasgow Avenue on the east, Washington Boulevard on the north, Grant Avenue on the west, and Humphrey Street on the south. It is approximately 8.52 acres and has an assessed value of \$496,430. Falstaff Brewery has never requested an appeal or reduction in the assessed value from the township assessor relating to the present state of the property. The site is abandoned, extremely blighted, and dilapidated. The taxes are current on this property.

Falstaff is approximately 1½ miles east of downtown, and has a potential to incorporate a corridor or entryway to the downtown area. Lutheran Cemetery to the west, Memorial Park to the east, and the middle school to the south are prominent features in this section of town.

The site is zoned for industrial use (M2), as are some of its neighboring facilities. M1 zoning is also present in this area.

Residential areas are also present. Mr. Lindsay pointed out that the pictures he had displayed show the condition of the residential neighborhood south of the site. It is moderate, middle class housing. The roads and streets are in generally good condition.

The newer part of the brewery was built in the late 1960's or early 1970's. The large kettle used to brew the beer was sold to the Chinese in 1991. Mr. Lindsay pointed out that with the possible exception of cutting the grass around the office area, he doesn't believe anything at all has been done to keep the site in good repair. The office area is on the west side of the site, east of the cemetery. It is a small area with brick and metal facing. Immediately north of the office area is a parking lot with 50+/- spaces. Both of these areas are in fair or slightly better condition.

Mr. Lindsay explained that the complex is made up of two parts: the east side (with the brick and metal exterior) and the west side which is extremely blighted. The whole complex is encircled by a razor wire fence, sections of which are falling down and encroaching on the city's sidewalks. The fence is also littered with trash and debris in some areas. The open area to the west of the site is covered with litter and garbage. The site has become a home for the neighbors' roofing materials and other trash as is apparent by observing the truck dock, which faces south off Humphrey Avenue.

The condition of the west side is so bad, Mr. Lindsay stated he believes selective demolition is probably the only option for this section of the site. The east side, however, while blighted, shows potential for reuse or reconfiguration in some type of industrial or commercial project. It could be turned into something that is positive, produces new jobs, and promotes economic vitality on the east side of Fort Wayne. Above all, it would turn around the blight, cessation of growth, lack of development and urban decay that affects everyone around it.

Mr. Lindsay had taken pictures of some large condensers still on the site. These condensers were used to cool the beverages brewed here. It is presumable they have little or no value, but it is something to check into. It is also noted that Environmental



Remediation would be taken care of as the problems are discovered. Mr. Lindsay stated he has never been inside the buildings on the site, however, it is believed there are no known environmental issues.

Mr. Simler asked how long Falstaff Brewery was in operation. Mr. Lindsay responded he believed they were operational from the early 1950's on. The east section was added in the 1960's.

Mr. Hill questioned what was in the buildings. Mr. Lindsay answered that he believed they were empty. Mr. Hill asked Mr. Fletcher how long it had been since he was in the building. Mr. Fletcher responded that the last time he was there was probably May of 1997. He was only in the new building, which was in fairly good shape. He remembers some dampness or water in one part of the building. The older building, he believes, is in pretty bad shape, although he was never in that building. Mr. Lindsay pointed out in the pictures that parts of the roof are missing, and some large pieces of the metal exterior are gone as well.

Mr. Lindsay stated that the Code Enforcement Section has inspected the property. The building currently has 23 code violations. These violations deal with the site as a whole, however, not with each building individually.

Mr. Hill questioned if there were any plans to condemn the building. Mr. Lindsay responded that he didn't believe so because the Code Enforcement Section is aware that the Commission is investigating the property and may want to turn it into a redevelopment area. The only instance Mr. Lindsay is aware of where they have used their authority is to clean up hundreds of beer cases scattered over the property. However, even this issue took a long time to address with Falstaff.

Mr. Sullivan questioned if anyone has talked to the owners about what their plans are, if any, for the site. Mr. Hill also questioned who the owners are. Mr. Lindsay responded that the property is titled in Falstaff Brewery's name.

Mr. Lindsay moved on to talk about the potential project. This includes creating a private-public partnership with the Redevelopment Commission, the City of Fort Wayne Board of Public Works, the Urban Enterprise Association (UEA), and a private or not-for-profit developer. The UEA has informally committed to this project as this is a UEA zone. They have committed resources accordingly, as well.

Mr. Hill stated you could clean up the trash and demolish the buildings, but he is concerned about what is below the surface as far as contaminants. Mr. Fletcher commented that most appraisals look at the environmental issues and reduce the value of the property if it is necessary.

Mr. Hill also commented that he is was wondering about the other businesses in the area. Would they be interested in expanding and possibly using these buildings or this site? Mr. Lindsay responded that this is definitely something to be checking into. Deister and Aalco, two of Falstaff's closest neighbors, have invested significantly in their businesses by remodeling in recent years. Also, the City has completed a curb project along Washington Boulevard and the Indiana Department of Transportation reconstructed Washington Boulevard in 1994 or 1995.

In addition to addressing blighting conditions, the creation of a new development that may ensue from the private-public partnership the Commission enters into will be a great benefit to the surrounding neighborhoods. This may be a way to generate related development.

Mr. Lindsay stated that the next step is to talk with the owners to see where things stand with them. It is also important to determine the amount of interest of the private





sector. Mr. Fletcher has been in contact with several individuals who have indicated strong interest.

Mr. Simler questioned if Mr. Lindsay meant these people were interested in being tenants, and Mr. Fletcher responded that if the Commission went through the process of acquiring the building and putting it up for private sale, these individuals would be interested in at least taking a look at it.

Mr. Hill questioned if the interest was in the property with or without the buildings, and Mr. Fletcher stated he believed the interest would be there either way. The City Planning Department has contacted and talked to the Falstaff owners in the past regarding their plans for the property. They indicated they did wish to sell, however, Mr. Fletcher said he has never seen a "for sale" sign at the site.

Mr. Lindsay said he believed someone who can speak with some degree of authority is in Texas, although there is a local representative as well.

Mr. Fletcher stated he believes they need to decide first of all if the Commission wants to go forward with this project and possibly force the issue with Falstaff. Nothing has happened with this property since the late 1980's.

Mr. Simler asked if a "Mr. Calamawitz" was still involved with the company. Mr. Fletcher responded that the name was not familiar, but there is a local manager of the property. Mr. Simler commented that he was the CEO and possibly a part-owner of Falstaff and was "real trouble". Mr. Fletcher stated he just isn't sure, but assumes they have a real estate group that may handle this type of situation.

Mr. Hill stated he would be in favor of taking a closer look at the property, seeing what is inside the buildings.

Mr. Fletcher said that legally it will be difficult to get into the property. Mr. Boyer commented that once it is decided that the Commission wants to proceed with acquisition, they have the statutory right of entry. Mr. Fletcher stated he believes they must have a Declaratory Resolution and that would give the Commission the authority to do testing and get a court order. Mr. Fletcher will have Mr. Boyer take a look at it.

Mr. Hill suggested the staff go as far as they can without a resolution. Mr. Boyer suggested they ask Falstaff what environmental reports they have on the property, and commented that may be why nothing has happened with the property.

Mr. Hill stated that part of the site was torn down when the kettles were pulled out and sold to the Chinese. He thought there was a rubble fill from the demolition.

Mr. Simler asked if there have been any injuries on the site. Mr. Lindsay answered that even though the razor wire is falling down in places, it is still enough to keep people out. Mr. Simler then asked if there were any ordinances against razor wire, and Mr. Lindsay responded that there are and he believed it is restricted inside city limits.

Mr. Sullivan asked if someone was going to call the owners, and Mr. Lindsay answered that this is the next step.

Mr. Fletcher stated that the staff will be going through the process of contacting the owners and will bring the results to the next meeting.



### **Resolution 98-6**

#### **Approving a contract for an Asbestos Study for the "Courthouse Green" project; Amendment IX, Civic Center Urban Renewal Area**

Mr. Fletcher stated that the staff had received quotes on the asbestos study and recommended that GAI Consultants be awarded the contract. There are about two weeks left to produce the document. Mr. Lindsay confirmed this, stating that the deadline is February 9.

Mr. Simler motioned to approve Resolution 98-6, and Mr. Sullivan did second the motion. The motion was passed unanimously.

### **OTHER BUSINESS**

Mr. Fletcher talked about Court Street Plaza, stating that the staff had prepared and sent out a Request for Proposal (RFP) regarding architectural engineering. He will be in Indianapolis on January 28 for a bond hearing and will be testifying to the issue of the bond. The 1992 and 1995 bond will be refinanced for approximately \$8.3 million.

The Wells Street Bridge project will be bid the first of March by the State. The State will then award the contracts in April and construction should start this year.

Mr. Simler asked if there was any estimated completion date, and Mr. Fletcher answered that it would probably take 5 or 6 months.

### **ADJOURNMENT**

Mr. Hill called for a motion to adjourn. Mr. Sullivan moved to adjourn the meeting, and Mr. Simler did second. The meeting was adjourned at approximately 6:05 p.m.

#### **FORT WAYNE REDEVELOPMENT COMMISSION**



~~George F. Simler, III - Secretary~~ *Resigned*

*THOMAS B. BOWELL*

ADOPTED: March 16, 1998





## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **SPECIAL MEETING MINUTES**

**March 9, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** R. Steven Hill - President  
Steven E. McElhoe - Vice President  
John B. Powell - Member

**MEMBERS ABSENT:** George F. Simler, III - Secretary  
John Sullivan - Member

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist  
Sarah Geist - Administrative Assistant

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** Jim Elizondo - City Securities  
Rod Wilson - City Securities

**CALL TO ORDER:** Mr. Hill called to order this special meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. Simler and Mr. Sullivan were absent.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

#### **Resolution 98-8**

**Amending Resolution No. 97-62, Entitled "Resolution of the Fort Wayne Redevelopment Commission Authorizing Issuance of Bonds for the Purposes of Refunding Outstanding Bonds and of Providing Funds to be Applied to Pay for a Redevelopment Project and Incidental Expenses in Connection therewith and on Account of the Issuance of the Bonds"**

Mr. Fletcher commented that this Amendment reflects the changes listed in Section 1 of the Resolution:

- (1) Changing the designation of the Bonds as Series 1997 to Series 1998
- (2) The date of the Bonds is February 15, 1998
- (3) The first interest payment date is August 1, 1998.

Jim Elizondo from City Securities was present to hand out the "Summary of Bonds". Ron stated that the Series A bond will be paid off in 2007 and the Series B bond will be paid off in 2010.



Mr. Hill called for a motion to approve Resolution 98-8. Mr. Powell motioned for approval of said Resolution and Mr. McElhoe did second the motion.

## OTHER BUSINESS

Mr. Kravig updated the Commission on the Fairfield Baker project. He provided drafts of the Agreement between Mr. Cox (the owner of the building to be demolished) and the Redevelopment Commission. Mr. Kravig noted that Steve Shine, legal counsel for Mr. Cox, had already reviewed the agreement. Mr. Boyer has also reviewed the document. There was a concern about underground storage tanks, and Mr. Kravig commented this would be made an item with the contractor.

Mr. Kravig also noted that the land left over after the "S" curve is constructed will be given back to Mr. Cox so the Commission will be free and clear.

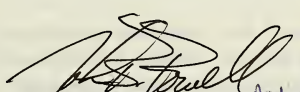
Mr. Fletcher suggested to Mr. Boyer that there was wording left out of the agreement that would indemnify the Redevelopment Commission for remediation over \$10,000.00. Mr. Boyer said on the rewrite it was mistakenly left out and he would put it in accordingly. Mr. Kravig will see that this wording is added to the Agreement.

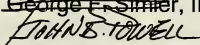
Mr. Fletcher stated that he is working on the funding for this project and will be sending out a letter regarding this.

## ADJOURNMENT

Mr. Hill called for a motion to adjourn. Mr. Powell moved to adjourn the meeting, and Mr. McElhoe did second. The meeting was adjourned at approximately 4:55 p.m.

## FORT WAYNE REDEVELOPMENT COMMISSION

  
George F. Simler, III - Secretary

  
ADOPTED: March 16, 1998





## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **REGULAR MEETING MINUTES**

**March 16, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** R. Steven Hill - President  
Steven E. McElhoe - Vice President  
John Sullivan - Member  
John B. Powell - Member

**MEMBERS ABSENT:** George S. Simler, III - Secretary

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist  
Sarah Geist - Administrative Assistant

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** Steve Gildea, Chris Gildea, John Stafford

**CALL TO ORDER:** Mr. Hill called to order this regular meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. Simler was absent.

### **ELECTION OF OFFICERS**

Mr. Hill called for nominations for the office of president. Mr. Powell nominated Mr. Hill for president, and John Sullivan did second the motion. Mr. Hill then stepped down to let Mr. McElhoe conduct the vote. The motion was approved unanimously.

Mr. Hill then called for nominations for the office of vice president. Mr. Sullivan nominated Mr. McElhoe for vice president, and Mr. Powell did second. The motion was approved unanimously.

Mr. Hill called for nominations for the office of secretary. Mr. Powell nominated Mr. Simler, and Mr. McElhoe did second. The motion was approved unanimously.

Mr. Hill called for nominations for the office of assistant secretary. Mr. McElhoe nominated Mr. Powell for assistant secretary and Mr. Sullivan did second. The motion was approved unanimously.

### **APPROVAL OF CLAIMS**

Mr. Hill called for a motion to approve the December 1997 Claims. Mr. Powell motioned for approval of said Claims and Mr. McElhoe did second the motion. The motion passed unanimously.



## APPROVAL OF MINUTES

Mr. Hill called for a motion to approve the minutes from January 26 and March 9, 1998. Mr. McElhoe motioned for approval of said minutes and Mr. Powell and Mr. Sullivan did second the motion. The motion passed unanimously.

## OLD BUSINESS

None.

## NEW BUSINESS

### **Bid Opening for Courthouse Green/Plaza Project**

Bids for the Courthouse Green/Plaza Project were as follows:

	Principal Bid	Alternate Bid
Warner & Sons	\$249,940	\$32,000
Richard Ness Excavating	\$193,736	\$5,000
Martin Enterprises	\$296,000	\$28,500

Mr. Hill commented that the bids would be referred to the Commission staff for analysis and staff can then come before the Commission with their suggestion.

### **Resolution 98-7**

#### **Allowing the Designation of Property as an Economic Revitalization Area for Gildea Tool and Engineering in the Baer Field Economic Development Area**

Mr. Lindsay introduced the president of Gildea, Steve Gildea and one of the company's officers, Chris Gildea. Mr. Lindsay reminded the Commissioners that in late 1996, Gildea was one of the first companies to request this designation in the then newly created Baer Field Economic Development Area.

Mr. Gildea explained that the company is presently expanding its operation, commenting that they moved into their current building in August of 1997 and are already out of room. Currently, they have 62 employees and are in desperate need of a larger facility. They cannot keep their customers' equipment inside their plant.

Mr. Hill asked what staff recommendation is on this abatement. Mr. Fletcher stated that to be consistent with other abatements granted for this Economic Development Area, staff is recommending five years on equipment and six years on real estate.

Mr. Hill called for a motion to approve Resolution 98-7. Mr. Powell moved to approve said resolution and Mr. Sullivan did second. The motion passed unanimously.

### **Resolution 98-9**

#### **Approving Various Agreements for the Financing of Infrastructure serving the Baer Field Economic Development Area**

John Stafford, City of Fort Wayne - Strategic Planning, was present to speak about this resolution. Approximately four months ago there was a meeting regarding the financing of a sewer line that will alleviate the problems experienced in the Baer Field Economic Development Area. The capacity in this area was not enough for the growth recently experienced. The solution to the problem is to build a parallel relief sewer through the Waynedale area. Phase I of this project will be financed by the Allen County Redevelopment Commission. Bids were advertised for this project on March 14, 1998.





It will cost approximately \$2.1 million. Phase II is the city's responsibility. Mr. Stafford explained that the financing is somewhat complicated, but this phase is expected to cost around \$1.1 million.

The first \$500,000 is from the sewer bond issue of 1998, which was to be closed today. The remaining \$600,000 will come as a loan to the Redevelopment Commission from the Community Trust Fund. The trust fund will receive a portion of the annual revenue from the lease of the Fort Wayne Municipal Electric Utility. The Commission in turn will provide those funds to the Board of Public Works who will bid the project and oversee its construction. The Commission will repay the loan from a combination of the following:

- 1) TIF revenue from the Baer Field EDA;
- 2) The City agreed to provide the Commission the difference between the 3 and 6 year abatements for Fort Wayne Metals and the first Gildea abatement by making contributions to the TIF allocation fund up to a grand total of \$150,000 over the life of the loan;
- 3) CEDIT revenues up to \$75,000 per year;
- 4) If needed, revenue from the lease of the electric utility in 2002

Mr. Stafford explained they would like to get the financing in place within the next two months so a contract can be awarded and construction can begin.

Mr. Powell asked about a possible bottleneck at the Foster Park area, which was brought up at the previous meeting.

Mr. Stafford responded that at the Bluffton Road Bridge at the St. Mary's River there is a new pipe under construction right now and will help relieve this bottleneck. This is the first project to help with this problem.

There are four entities whose approval must be acquired: the Redevelopment Commission, the Mayor, Fort Wayne Common Council, and the Community Trust Fund. The Commission is the first to approve these documents.

Mr. Boyer reviewed the different agreements, discussing the Intergovernmental Agreement first. This is the basic agreement between the Commission and the Board of Works. In return for the Board of Public works lifting the red zone and allowing the development to occur in that area, the Commission is advancing them \$600,000 provided the loan from the Community Trust goes through. Second is the Agreement to Advance Funds for the loan repayment. Before the Commission gets the loan, they want to be sure they can pay for it. This agreement is between the Fort Wayne Redevelopment Commission and the City of Fort Wayne. It outlines the four sources of repayment listed above. Third is the Loan agreement between the Community Trust and the Commission. This shows the Trust agreeing to make the loan to the Commission. The Commission in turn pledges the four sources for repayment. The last document is the Promissory Note. This is the actual debt document. It is required by the Community Trust Settlement Agreement.

Mr. Hill called for a motion to approve Resolution 98-9. Mr. Powell moved to approve said resolution and Mr. McElhoe did second. The motion was passed unanimously.

#### **Resolution 98-10**

**Approving a Contract for Architectural and Engineering Services for the Design of the "Courthouse Green" with RATIO Architects, Inc.**

Mr. Fletcher explained there were approximately eight respondents to the Request for Proposal. The Design Review Committee was set up to look at the responses. From



this they selected three to interview and from those three the decision was made to select RATIO Architects.

Mr. Powell, who was at the Design Review Committee meeting commented that he believed they clearly stood out as the best choice having the most experience.

Mr. Fletcher commented that RATIO was also the lowest bidder of the eight that responded. He noted that staff has looked at doing a study that relates to the underground parking feasibility. The parking was feasible between \$16,000-\$20,000 per space, with 48 spaces being available.

Mr. Hill called for a motion to approve Resolution 98-10. Mr. McElhoe moved to approve said resolution and Mr. Sullivan did second. The motion was approved unanimously.

#### **Resolution 98-11**

##### **Approving a Contract for Asbestos Abatement for the "Courthouse Green" Project; Amendment IX, Civic Center Urban Renewal Area**

Mr. Kravig explained that the friable asbestos in the buildings must be removed before the buildings can be demolished. Four bids were solicited, and four responded. Air Management Techniques' references and bid packet checked out, and Mr. Kravig saw no reason not to award the bid to them.

Mr. Hill asked what the schedule was for the asbestos removal. Mr. Kravig answered that Air Management Techniques will begin their work on March 23 and will be complete approximately the April 6.

Mr. Fletcher explained that the agreement regarding demolition stated that Mr. Waterfield be given 60 days notice. This 60 day period will be expired approximately April 24.

Mr. Hill called for a motion to approve Resolution 98-11. Mr. Powell moved to approve said resolution and Mr. Sullivan did second. The motion was passed unanimously.

#### **Resolution 98-12**

##### **Approving Change Order Number One to a Contract with GAI Consultants, Inc.**

Mr. Kravig explained that this will be the only change order to this contract. While GAI was in the building to perform the Asbestos Abatement, they pointed out some things that could be issues before tearing down the buildings. The Commission did not agree with all the issues, except two hydraulic oil reservoirs from elevators that were there. These reservoirs could contain PCB's so GAI checked them out and gave the staff a quote of approximately \$400.00. Staff told GAI to go ahead and do the work.

Mr. Hill called for a motion to approve Resolution 98-12. Mr. McElhoe moved to approve said resolution and Mr. Sullivan did second. The motion was passed unanimously.

#### **Resolution 98-13**

##### **Approving Change Order Number 2 to a Contract with City Glass Specialties, Inc.**

Mr. Lindsay commented that this resolution has to do with the enclosure of the walkway from the City County Building and the parking garage. City Glass Specialties suggested that the south facing windows on the north end of the corridor also be enclosed to keep air from blowing into the area around the cashier booth. The bid for \$3,200 has been secured and if it is approved, it will be split equally with the county.





Mr. Hill called for a motion to approve Resolution 98-13. Mr. Powell moved to approve said resolution and Mr. McElhoe did second. The motion was passed unanimously.

#### **Resolution 98-14**

##### **Ratifying and Approving a Contract with ATC Associates, Inc.**

Mr. Kravig explained that the Commission already approved a contract with Martin to tear the armory down. It was known that the rifle range in the basement was a potential contamination concern. The responsibility to remove this potential hazard was put on the shoulders of the contractor. As the contractor was getting started in making contact with the state to dispose of this material, someone within the state determined that the lead numbers were too high to deal with. As the disposal process became more and more expensive and more demanding, it was determined that another party would need to be brought in to complete the removal of the contamination. ATC was well known from previous armory projects. They tested the sand and devised a plan to deal with this removal monitored the process. The material was moved to roll-off containers, re-tested and then sent to National Serv-All. The total amount was less than \$3,000. Because the wrecking ball was waiting, and everyone was caught off guard by this, staff went ahead and allowed ATC to do the work before getting Commission approval.

Mr. Sullivan moved to approve Resolution 98-14 and Mr. McElhoe did second. The resolution was passed unanimously.

#### **Resolution 98-15**

##### **Approving an Agreement with Cox Realty Corporation**

Mr. Boyer explained that this Agreement was discussed at the special meeting in March. This agreement is for the donation of the land. Once the road design is determined, the unnecessary land will be returned to the owner. There is also a clause indemnifying the Commission for remediation in excess of \$10,000.

Mr. Fletcher explained that Mr. Cox is donating six lots of land, and once the road design is finished, Mr. Cox will be given the "left over" land and will also maintain the landscaping on the small "green" area left by the roadway.

Mr. Hill called for a motion to approve Resolution 98-15. Mr. Powell moved to approve said resolution and Mr. Sullivan did second. The motion was passed unanimously.

#### **Resolution 98-16**

##### **Approving an Agreement between the Fort Wayne Redevelopment Commission ("Commission"), the Fort Wayne Storm Water Utility ("Utility") and Peg Perego USA, Inc. ("Peg Perego")**

Mr. Fletcher explained that this resolution is regarding the presentation given by Dave Ross in January and that this agreement explains who is donating money for the study and how much each entity is donating. All parties have already signed the agreement.

Mr. Hill called for a motion to approve Resolution 98-16. Mr. McElhoe moved to approve said resolution and Mr. Powell did second. The motion was passed unanimously.

#### **Resolution 98-17**

##### **Awarding a Contract for Demolition for the site of the "Courthouse Green" project**

Mr. Fletcher explained that he would like to go ahead and award the contract because of the obvious low bidder. Ness has been hired in the past and has done a good job on



Commission projects. Mr. Fletcher stated that he would like to award the contract to the lowest bidder subject to further staff evaluation.

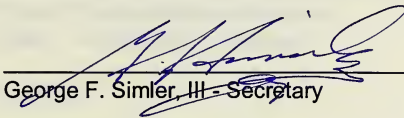
Mr. Hill noted that there is quite a difference between his bid and others. Mr. Kravig stated that he would like to talk to Ness about some issues and get a good feeling about this project and working with Ness on it.

Mr. Hill called for a motion to approve Resolution 98-17. Mr. Powell moved to approve said resolution and Mr. McElhoe did second. The motion passed unanimously.

## ADJOURNMENT

Mr. Hill called for a motion to adjourn. Mr. Powell moved to adjourn the meeting, and Mr. McElhoe did second. The meeting was adjourned at approximately 5:43 p.m.

## FORT WAYNE REDEVELOPMENT COMMISSION



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George F. Simler, III - Secretary

ADOPTED: April 20, 1998





## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **REGULAR MEETING MINUTES**

**April 20, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** Steven E. McElhoe - Vice President  
George S. Simler, III - Secretary  
John Sullivan - Member  
John B. Powell - Member

**MEMBERS ABSENT:** R. Steven Hill - President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist  
Sarah Geist - Administrative Assistant

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** Pam Holocher - City Planning  
Roy Hoessler - Urban Enterprise Center

**CALL TO ORDER:** Mr. McElhoe called to order this regular meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. Hill was absent.

### **APPROVAL OF CLAIMS**

Mr. McElhoe called for a motion to approve the January and February 1998 Claims. Mr. Powell motioned for approval of said Claims and Mr. Simler did second. The motion passed unanimously.

### **APPROVAL OF MINUTES**

Mr. McElhoe called for a motion to approve the minutes from March 16, 1998. Mr. Sullivan motioned for approval of said minutes and Mr. Simler did second the motion. The motion passed unanimously.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

#### **Resolution 98-17**

**Authorizing the Department of Redevelopment to manage the City of Fort Wayne's "Brownfield Redevelopment Fund"**



Mr. Fletcher explained that the City has applied for and received approval for approximately \$500,000 for the Bowser Avenue site redevelopment.

Pam Holocher from the City's Planning Department was present to explain that at the end of 1997 the City applied for a \$500,000 loan that was granted by the Indiana Finance Authority. This money is part of the \$10 million set aside from Bill 360 by the State. Fort Wayne was the only recipient of this money in the state of Indiana. The money can be used for a variety of things regarding brownfields: site assessment, clean up, remediation and actual redevelopment work, etc.

The City has asked the Redevelopment Commission to manage the Brownfield Redevelopment Fund, because of its experience with real estate, etc. More money will be coming into this fund in the future.

The first part of this fund will be used toward the Bowser Avenue site. The Commission will assist with this depending on how much time is needed from the staff.

Mr. Fletcher explained that a brownfield can be a property that has lack of development or cessation of growth, but does not have to be all environmental. If it is just sitting there with nothing happening and is blighted, it can be considered a brownfield.

Mr. Simler asked what restrictions are placed on this resolution. Mr. Fletcher explained that the resolution is only restrictive in the amount of time spent by the staff on the managing of the funds. Mr. Simler pointed out that the staff would probably be involved in it anyway because most of the brownfield sites would be Commission projects to begin with, for example: Falstaff Brewery.

Mr. Powell asked if, other than the potential time staff would spend on this, there were any reasons the resolution shouldn't be adopted. Mr. Fletcher answered that there really wasn't, as the staff has more experience than any other city department in this area.

Mr. Powell also asked if there was any talk about adding another staff member to handle this. Mr. Fletcher explained that there was talk of maybe having an intern for the summer to do this work and if it continued to be a big project, adding a permanent staff person could be an option.

Mr. Powell stated he believes this is just another name for the projects that the Commission already deals with. Mr. Fletcher agreed, stating that they deal with environmental property anyway. It is not known how much contamination, etc. there is to deal with at the Bowser property. The \$500,000 may be just a "drop in the bucket", but nobody knows yet.

Ms. Holocher stated that IDEM and EPA have completed Phase I and half of Phase II of the remediation study. Remediation will begin once the city owns the property, but they wanted to be sure they wouldn't have to spend millions of dollars in remediation after they purchase it.

Mr. Powell asked what kind of things they have found in the study. Ms. Holocher answered that they have found seven (7) underground storage tanks (USTs) and there is an old transformer building which may contain some PCBs. The contamination is minor and it is not believed that anything has leaked into any water supplies.

Ms. Holocher gave her slide presentation. She explained that the planning department got involved in the Bowser project and the brownfield project because they felt they needed to get more involved with the inner city areas. The planning department's approach is unique for a couple of reasons:





- 1) Comprehensive approach. The initiative looks at not only the redevelopment of the site, but of the area around it. This involves coordinating with other projects in the area.
- 2) Reuse. The reuse of the brownfield (Bowser site) is not commercial or industrial (as in most cases), but at this point is park and green space, as well as housing.

Mayor Helmke started the initiative, making the brownfield redevelopment a priority. The brownfield forum was then developed, which studies the issues involved in redeveloping old urban sites with potential environmental problems. This forum was established in 1995, and is a partnership of public and private volunteers.

Fort Wayne does not have a lot of large industrial sites. Some sites are 10 acres, but that is unusual. Some of the older industrial areas that do exist are being reused already as storage and start up locations for new businesses.

There are however, a significant number of brownfields on a small scale: the abandoned gas stations, dry cleaners, etc. These sites do have a lot of barriers for redevelopment because of their unknown environmental problems. They are blighted areas, as well.

For this reason, the forum adopted a somewhat broad definition for brownfields in Fort Wayne: Any urban site which is abandoned, underutilized or subject to blight and may be perceived to have or potentially have an environmental concern.

There are basically three brownfield goals:

- 1) To educate the community about brownfield redevelopment and to facilitate redevelopment activities.
- 2) To identify sites within the study area which may be candidates for brownfield redevelopment. This process basically identified areas of 10 -20 acres that could serve various redevelopment purposes.
- 3) To complete a pilot demonstration project where a site is cleaned up and redeveloped.

There have been workshops to help with the education on brownfields. The first in 1996, called Recycling Urban Land in Fort Wayne was a free seminar which turned out environmental engineers and attorneys. In December 1997, the city put on a National Partnership Workshop. EPA co-sponsored the workshop because of Fort Wayne's unique approach to remediating brownfields.

The first step the forum took was to find a study area in the core area of the survey. The team drove through the area, going down all the streets, and gave all the information to the task team who identified 16 brownfield areas with good redevelopment potential. There is a site profile on each area which consists of utility information, ownership information, etc.

The brownfields also were ranked according to visibility, infrastructure, anticipated environmental conditions, marketability, number of and willingness of property owners, and existing and prior industrial use.

Currently, the city is pursuing three sites for remediation which have strong private marketability and minimal contamination: the Falstaff Brewery, Paper Recyclers and the Bowser Site.

The Bowser site was selected by EPA and IDEM as being a showcase project. It is for this reason the city is anticipating receiving \$200,000 from EPA for the Demonstration



Pilot Grant Program. The site is at the center of a distressed residential area, and this is also one of the most distressed census tracts in the state. The Fort Wayne Police Department located its police operations center in the old Bowser Building in 1994 in an effort to decrease crime in that area. The city has plans for renovations and expansion at the police station. This site covers almost 12.5 acres. Some of the assets of the proximity is that it is central to the downtown business district, the Fort Wayne Police Department operations center is there, and the YMCA is close by.

The Bowser site was built in 1885. It is known that the site has underground storage tanks and may house PCBs, arsenic, cyanide, etc., but it is believed that the levels are very low. IDEM has spent over \$340,000 to remove the tires that burned in the tire fire on the site.

The City applied for the Pilot Grant and has been unofficially told that they have a good chance of receiving this grant. They also have \$100,000 in block grant funds and will be getting an annual \$200,000 allocation from CEDIT for brownfield redevelopment.

Fort Wayne Housing Neighborhood Partnership is interested in constructing low to moderate housing on the site. The city is looking to get some grant money to do a market study on the housing needs in this area.

The preliminary site plan shows housing and a park/recreation space. Since then the city has met with the residents and other stakeholders in the area, and have determined what they want.

In the Hanna/Creighton neighborhood, the city has also been meeting with the residents to see what they want done with their area. The total funds that have been committed is approximately \$28 million. Research and census tract information has also been accumulated so the city can get an idea of how many people and what type of families, etc. are in this area. This shows what type of housing needs there are. Only 17% of the existing structures need significant rehabilitation. Land use is also a large factor here. Between 1980 and 1990, 45% of the structures in this neighborhood were demolished. The neighborhoods and area stakeholders are trying to find out exactly what the needs of this area are. Their main concerns are: housing conditions, financial assistance for rehabilitation, property improvement, and the concern over the tire fire clean-up. They also have concerns about the vacancy and appearance of Oaklawn Court, assistance with debris removal, and unemployment and minority job opportunities. Some of the suggestions made to remedy these problems are: new housing, employment within the area, assistance to existing businesses, and recreation.

Mr. Fletcher continued to state that Oaklawn Court apartments was one of the projects of the Redevelopment Commission in 1964. All the preparation, demolition, acquisition, and the industrial development north of that area was because of the Commission years ago.

Mr. Powell asked about the repayment of the \$500,000 loan. Ms. Holocher explained that the loan has a 2.5% interest rate to be paid back over nine years. CEDIT can pay approximately \$60,000 per year toward this, but they are considering not using CEDIT money to pay the loan back since the interest rate is so good.

Mr. McElhoe called for a motion to approve Resolution 98-17. Mr. Powell motioned for approval of said resolution and Mr. Simler did second the motion.

Mr. Fletcher pointed out that the resolution does state that if management of the fund takes up too much staff time, staff may change their mind. Mr. Fletcher also pointed out that City Council is aware of this.





Mr. Powell asked what the difference is between redeveloping Brownfields and what the Commission already does. Mr. Fletcher explained that in the past Brownfields were affiliated with environmental problems, and as the state went around with other communities, it is the perception of Brownfields that is the problem. Money is also more flexible when being used for Brownfields.

The Commission went on to vote on the resolution. The motion passed unanimously.

#### **Resolution 98-18**

#### **Declaratory Resolution - Grant Avenue Redevelopment Area**

Mr. Lindsay stated that this presentation was to give an overview of the Declaratory Resolution which declares a certain tract of real estate as a Redevelopment Area, which then starts the process that leads up to the Confirmatory Resolution. The Confirmatory Resolution confirms this area as a redevelopment area and allows the Commission to use all its statutory powers to redevelop the area. Assuming the Declaratory Resolution is adopted, the next step is that it goes before the City Plan Commission for review and recommendation to City Council. City Council will consider the resolution with the related supporting materials and will then adopt or rescind the resolution. At that time, assuming council has adopted the resolution, the resolution then comes back to the Commission for a public hearing (probably in July). At the conclusion of this public hearing, the Commission may adopt and confirm the resolution with a confirmatory resolution, amend the resolution, or rescind it.

Confirming the resolution allows the Commission to implement the plan and use all the power that the State provides in terms of redeveloping the property.

The Falstaff Brewery site is bounded by Washington Boulevard, Grant Avenue, Humphrey Street and Glasgow Avenue. It is roughly 8.2 acres of industrial property, located 1½ miles from downtown. The assessed value is \$496,000. The estimated acquisition cost is approximately \$300,000. The brewery ceased operation in the late 1980's and some of the equipment was sold to the Chinese in the early 1990's. Zoning for the parcel is IN2, which replaces the previous designation of M2.

The site consists of basically two buildings. The west side of the site is an office building which stands alone. The east side is four interconnected, mostly metal faced buildings which is appropriate for some type of reuse and reconfiguration. There is a large truck dock which is a part of this building.

A potential concern is the four large condensers which are on the south boundary of the east side of the property. The site itself is completely littered with debris and trash. The east side buildings are in much better shape than the west, but overall it is completely overgrown and gives the appearance of abandonment. The debris and trash is caught up in the razor wire.

Mr. Lindsay pointed out that Mr. Fletcher has been in the newer buildings and Mr. Lindsay himself has been in the truck dock area. Nobody has been in the older area, but it is apparent that selective demolition is probably the best answer to rehabilitating this building. It is hoped that the building can be redeveloped in a public/private partnership. The Commission is just one of the players in the partnership. The City of Fort Wayne, the Board of Works and the Urban Enterprise Association can all be involved in the final project. The most important player is the private or not-for-private developer that becomes involved in this project. Another important factor in consideration to the final development agreement is compatibility with the neighbors. These neighbors are not just the industrial neighbors to the north, (for example, Aalco, Deister, and Franke Plating) but also the residential neighbors to the south. This



neighborhood could be characterized as a stable, middle income area. There are not a lot of the blighting factors that you might expect to see around an abandoned site.

Mr. Lindsay explained that when the Commission last discussed this site in January, it was brought up that staff would be contacting the owners of the Falstaff site. Mr. Fletcher and Mr. Lindsay spoke to a representative of the S&P Company. They are the holding company for the Pearl Brewing Company which is the holding company for Falstaff Corporation. S&P is the actual owner/representative who has authority to act and make decisions. They do not have a plan for the property. Mr. Lindsay stated that he was told that the representative did not see a market demand for the property in terms of reuse/reconfiguration, but they do not want to be responsible for the continued blighting influence that it currently has. They were not unreceptive to the Commission considering this resolution and going through this process. They have not marketed the property for sale.

The city has already reconstructed curb ramps and resurfaced Washington Boulevard several years ago. They have made a fair amount of infrastructure improvements through the Board of Works in past years.

Mr. Powell asked if there has been any interest from private partners in this site. Mr. Fletcher answered that at the right price there is probably some potential out there. He stated that he is surprised that Falstaff doesn't have a marketing plan. The only thing he has heard from them is that nobody called, so there must not be any interest. Mr. Lindsay added that the Falstaff owners have received some calls but nothing of serious interest.

Mr. Powell asked what the negative aspects are of redeveloping this property. Mr. Lindsay stated that it would be overcoming the blight of the west side of the facility. Mr. Powell asked about the water, sewer, access, railroads, etc. Mr. Lindsay answered that transportation access from Washington Boulevard is positive. The side streets are already being used as connectors. Aalco's trucks use them to connect with Maumee or Washington. Mr. Fletcher explained that the rail line that was there has been abandoned. He also stated that cost is a big factor, as well as environmental issues, ability to remarket the property and recoup the cost of acquisition.

Mr. Fletcher introduced Mr. Hoessler, Urban Enterprise Association Administrator. Mr. Hoessler thanked the Commission for entertaining the request and asked that the Commission be one of the voices for Brownfield redevelopment. He stated that he believed it is crucial for the Commission to become involved in Brownfields because of the power the Commission has that other city entities don't. When you look at the Urban Enterprise Zone and Redevelopment Commission it is really about two things: 1) Making the central city area a better place to look at and 2) To create an opportunity for investment, property value improvement and new jobs in the area. The Urban Enterprise Association has filed a letter through Mr. Fletcher indicating their desire to work with the Commission in the future.

Mr. Lindsay wrapped up the presentation by stating that the Declaratory Resolution, if adopted, sets the process in motion and once confirmed, the Commission has the power to start using its tools. Some of the tools are remarketing of the area, environmental assessment, and Tax Incremental Financing which is always in the background as a potential tool for use by the Commission. The main thing is that this resolution sets the process in motion.

Mr. Fletcher added that they must prove public purpose relating to any Redevelopment Area that is made. Mr. Boyer stated that removing blight serves the public purpose. It is against the law for a community to use powers to buy land for another commercial developer. If you can show there is a public purpose for acquiring the property, however, you would probably be all right even if you sold it to a developer.





Mr. Simler asked if the residents are going to have a problem with another industrial building replacing this one. Mr. Fletcher answered that this happens everywhere that a new industrial company wants to come in. The fact remains that the building is blighted and while the problem of the residents being against bringing more industry into their area may be a concern, he is willing to take that risk. The type of industry that comes in can be controlled by the governmental agreement between the Commission and the developer.

Mr. Powell asked what is the process once the confirmatory resolution is in place. Mr. Lindsay answered that the first thing would be the environmental assessment. Mr. Fletcher stated that the environmental assessment would actually have to be done even before the confirmatory resolution is passed. Mr. Fletcher stated that he has asked the owners for permission to be on the property. They have not agreed at this point and stated that they wanted to talk about it. Mr. Fletcher asked the representative if any environmental studies have been done and he was not sure, but said he would check and get back with Mr. Fletcher.

Mr. Powell asked if, by designating this area as a Redevelopment Area, is the Commission committed to acquiring the property if they don't feel they want to and don't have the resources to do so. Mr. Fletcher explained that he has seen Redevelopment Areas where the resolution and acquisition were rescinded after several months and even a year. He believes there will be a lot of leeway as far as acquisition.

Mr. McElhoe called for a motion to approve Resolution 98-18. Mr. Powell motioned for approval of said resolution and Mr. Simler did second the motion. The motion passed unanimously.

#### **Resolution 98-19** **Amending Resolution 98-7**

Mr. Lindsay explained that this resolution is to correct and amend Resolution 98-7, which was approved in March. This resolution, which designated Gildea Tool as an Economic Revitalization area for tax abatement, only dealt with one component and a transposed legal description. This amendment formally delineates projects A and B which are two separate projects parallel to each other on two different pieces of ground in Baer Field Industrial Park. Project A is a new commercial building construction project. Project B is an expansion to the existing building. Each project independently will create a certain number of new employees, project A creates five additional employees at an average annual salary of \$40,000 each and project B creates 15 additional employees at an annual average salary of \$40,000 each.

Previously the Commission approved the legal description for A and the project for B. This aligns the correct project description with the correct legal description.

Mr. McElhoe called for a motion to approve Resolution 98-19. Mr. Simler motioned for approval of said resolution and Mr. Sullivan did second the motion. The motion passed unanimously.

#### **Resolution 98-20** **Approving an Agreement with ARCH, Inc.**

Mr. Fletcher explained that this was a use agreement and indemnity for the Commission. It allows ARCH to go into the Court Street buildings and salvage certain artifacts.





Mr. Kravig added that ARCH has already been in the building and gotten the items they wanted.

Mr. McElhoe called for a motion to approve Resolution 98-20. Mr. Sullivan motioned for approval of said resolution and Mr. Simler did second the motion. The motion passed unanimously.

### **Resolution 98-21**

#### **Approving and ratifying Executive Director's letter in reference to a certain Waiver of Encroachments and Release of Restrictive Covenants**

Mr. Fletcher explained that this goes back to Oaklawn Court apartments. The redevelopment plan for this project called for a minimum of seven units/acre and a maximum of 11 units/acre. When it was built, it consisted of 320 units. On 26.2 acres with 320 units, this comes out to 12.2 units/acre. Mr. Fletcher explained that back in 1985, someone brought up the issue of units/acre because there was a Waiver Encroachment and Release of Restrictive Covenants that stated they could build more than 11 units/acre on this land. The Waiver Encroachment and Release of Restrictive Covenants was very vague and didn't go into the detail it should have. Since the units are being sold again, Mr. Fletcher was asked to write a letter explaining what was the intent of the waiver and release. He did write the letter and the approval of the Commission will therefore ratify the letter already written.

Mr. McElhoe called for a motion to approve Resolution 98-21. Mr. Simler motioned for approval of said resolution and Mr. Sullivan did second the motion. The motion passed unanimously.

### **PROJECT UPDATES**

Headwaters Park - Mr. Kravig updated everyone on the Headwaters Park Project. Barr and Calhoun Street is 83% complete based on invoicing from Brooks Construction. The only major item that needs to be finished is the resurfacing of Barr Street. This should be completed by early or mid May. Plans are to start milling Barr Street and the Freimann Square parking lot on May 4. Headwaters bid the last phase of the project which is the terrace where the armory used to stand. They came in \$200,000 over budget and they are now looking at ways of trimming this bid back so they can award the bid so the project can be finished. Right now they are looking at spring of 1999 before it is completely finished.

Historic Wells Street Bridge - The Commission has been involved in helping the Parks Department acquire the land necessary to build a trail associated with the project. The State of Indiana bid the project and came in with a local contractor, PRIMCO, at \$775,000 low bidder. It has not been officially awarded at this time.

Baker Street/Fairfield - Mr. Cox has already started his improvements and is looking at a completion date of August/September when he will be moved over to his new facility. The Commission may be able to bid for demolition in July/August and be in a position to tear the building down in the fall of this year. Mr. Fletcher stated he thought it would be 1999 before they actually start the demolition.

Columbia/Calhoun Street - Mr. Fletcher explained that he is meeting with Bonar regarding this. They are doing a design to look at the deteriorating sidewalks, curbs, trees, etc. from Berry to Washington and then down Columbia Street. Staff will be looking at the preliminary alternatives and then should be able to make a presentation to the Commission.



Court Street - Demolition of the facade on Court Street will start approximately April 27 and the groundbreaking is currently scheduled for May 1 at 9:30. Parking is still an issue, and Mr. Fletcher commented that Judge Thomas Ryan had told him that Sheriff Joe Squadrito had reduced his parking needs to only 16 parking spaces instead of 24. Berry Street south of the courthouse is still an option. Mr. Fletcher will talk to the transportation department about possibly using Calhoun Street for parking as well - maybe making Calhoun Street one way to Main Street, but is doubtful that Fort Wayne National Bank will agree with this.

Planning Session - Mr. Fletcher brought up the thought of having a planning session maybe in June. This is where the Commission comes together with maybe a few other people and discusses upcoming projects and current projects.

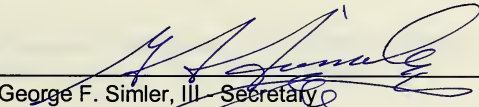
Grand Wayne Center/Library Expansion - Mr. Fletcher is working on this right now. A Request for Proposal went out and they are waiting to see what comes in on Friday, April 24.

Design Review Committee - It was asked about when the next Design Review Committee Meeting for the Courthouse Green Project would be. The Commissioners were told that it would be on Thursday, April 30 at 3 p.m. in the Mayor's Conference Room. Mr. Fletcher went on to say that the committee has looked at three proposals for the design. One was similar to the design that was originally suggested in the early 1900s. Another is in a design of a plaza more or less and the third is a more modern design.

## ADJOURNMENT

Mr. McElhoe called for a motion to adjourn. Mr. Simler moved to adjourn the meeting, and Mr. Powell did second. The meeting was adjourned at approximately 6:10 p.m.

## FORT WAYNE REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
George F. Simler, III - Secretary

ADOPTED: May 18, 1998





## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **REGULAR MEETING MINUTES**

**May 18, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** R. Steven Hill - President  
Steven E. McElhoe - Vice President  
George S. Simler, III - Secretary  
John Sullivan - Member  
John B. Powell - Member

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist  
Sarah Geist - Administrative Assistant

**COUNSEL PRESENT:** None

**OTHERS PRESENT:** None

**CALL TO ORDER:** Mr. Hill called to order this regular meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that all commissioners were present.

### **APPROVAL OF CLAIMS**

Mr. Hill called for a motion to approve the March 1998 claims. Mr. McElhoe motioned for approval of said claims and Mr. Simler did second. The motion passed unanimously.

### **APPROVAL OF MINUTES**

Mr. Hill called for a motion to approve the minutes from April 20, 1998. Mr. Simler motioned for approval of said minutes and Mr. McElhoe did second the motion. The motion passed unanimously.

### **OLD BUSINESS**

None.



## NEW BUSINESS

### Courthouse Green Project

Mr. Fletcher began by explaining that another design will be produced sometime this week. The new design will be similar to the most recent design. The changes include adding more green space near the Courthouse. The trees on the design would restrict the view of motorists on Clinton Street and Berry Street. The trees on the original design were to provide canopy for the seating, but RATIO is looking at some changes regarding the views and the trees in the park. It had been suggested that oak trees be planted, however, they don't do very well in urban settings. It has also been suggested that they use Locust trees, which are used around the City County Building, because they provide shade, but at the same time, don't restrict the view of the Courthouse. There will also be a water feature that will be visual as well as audible to the patrons of the green.

Parking is also an issue. Mr. Fletcher explained that he sent letters to the judges and the heads of the departments in the Courthouse and asked them how they would like to see the parking issue resolved. The Sheriff's department replied that they need 16 spaces. If the parallel parking is changed to slanted parking on Berry Street south of the Courthouse, it would provide approximately 26 spaces. This will accommodate the sheriff's department. Six spaces can be provided under the railroad elevation for the Warrants Division.

The transportation of prisoners is also an issue. Currently, 60% of the prisoners are transported to the Courthouse via the Main Street entrance. The other 40% of them are taken to the City County Building and walked across through the tunnel.

Allen County Superior Court responded that they currently have 11 spaces. They require safety and security for the court reporters who are in trial into the evening hours. The resolution is to give them 11 spaces in the parking garage.

Wood Youth Center has a van that delivers juveniles to the Courthouse. Mr. Fletcher stated that he believed they generally dropped people off at the Main Street entrance. It is also a possibility to drop them off on Berry Street and get into the Courthouse that way. The only problem then, is parking, and the van would be able to park in the spaces on Berry Street.

Allen County Circuit Court currently has five spaces. Safety and security for their court reporters is the main issue. Mr. Fletcher stated that Judge Ryan had commented that as long as everyone was treated equally, it would be fine with him. Therefore, five spaces could be provided in the parking garage.

The County Clerk's Office has division supervisors and they could park in the City County Parking Garage. One employee retrieves two large bins of mail from the Post Office every morning. The Post Office will not deliver prior to 1 p.m. so someone from the County must go down and retrieve the mail. A space could be provided on Berry Street for this person.

Two handicapped spaces are currently located on Court Street. Mr. Fletcher stated that handicapped people can be dropped off at the Main Street entrance or on Berry Street. The underground tunnel is also available for those people who park at the City County Garage.

There are trucks that use Court Street currently to deliver supplies, equipment, etc. Most trucks actually use the dock at the City County Building. However, if absolutely necessary, it is possible for the Courthouse Green to handle trucks that need to drive directly up to the doors, including fire trucks and ambulances.



Currently, the schedule for the project is as follows:

August - Start construction  
November - shut down construction  
Spring 99 - Finish up last small items

#### **Resolution 98-22**

##### **Approving a Contract for the Downtown Mini Urban Plan**

This contract has to do with the potential expansion of the Grand Wayne Center and the Library. Mr. Fletcher talked to Bob Lister and Jeff Krull several times over the last few months. Rather than the two going on their own and developing their own new buildings and dealing with the issues of parking, Mr. Fletcher thought it appropriate for the Commission to step in and become involved in the acquisition needs of the Grand Wayne Center. The Commission needs to look at where they are going to expand and where the parking will be in regards to the downtown area. Staff prepared an RFP which shows the study area of Berry Street, Ewing Street, Douglas Street, and Harrison Street, which encompasses 10 blocks. The study calls for a look at a potential hotel in this area. It also looks at traffic flow, additional restaurants, and patron accessibility.

There were four responses to the RFP: MSKTD, Morrison Kattman Menze, Schenkel Schultz, and Martin Riley Mock. Ron gave copies to Jeff Krull with the library and also to the representatives of the Grand Wayne Center. The group overall thought that Morrison Kattman Menze had more urban planning skills than the other competitive bidder.

Mr. Hill called for a motion to approve Resolution 98-22. Mr. Simler motioned for approval of said resolution and Mr. Sullivan did second the motion. The motion passed unanimously.

#### **Resolution 98-23**

##### **Approving a Contract for the Indiana Textile Building Roof Repair**

Mr. Kravig explained that the Indiana Textile building roof has sprung a leak and has become progressively worse over the last few months. It is a rubber roof and has been looked at by a couple of different contractors, who both suggested taking care of the seams, which is where the problem is. This repair should take the roof through its productive life, as it is no more than 15 years old.

There are two prospects for leasing the building, and since something definite will probably come about very soon, it is necessary to get in and work on it now.

Mr. Hill called for a motion to approve Resolution 98-23. Mr. Simler motioned for approval of said resolution and Mr. Powell did second the motion. The motion passed unanimously.

#### **Resolution 98-24**

##### **Approving a Contract with Dreibelbiss Title Company for the Bowser Project**

Mr. Kravig explained the City needs to know how and whether to go about acquiring the Bowser Project. They need to look at the title work to see what is going on with it basically because it has been in tax sale for a long time. They want a title company to go back about six years to see what else is there. The Commission is only asking for a search, not a policy at this point.





Mr. Hill called for a motion to approve Resolution 98-24. Mr. Sullivan motioned for approval of said resolution and Mr. Powell did second the motion. The motion passed unanimously.

**Resolution 98-25**

**Approving a Contract with Simerman Construction for the Repairs on the Calhoun Street Transit Mall**

Mr. Kravig explained that a few months ago a car went off the road and caused some damage to one of the planters on Calhoun Street. The city is in possession of a police report and the driver was insured so the damage will be covered by them.

Mr. Hill called for a motion to approve Resolution 98-25. Mr. Sullivan motioned for approval of said resolution and Mr. Simler did second the motion. The motion passed unanimously.

**Resolution 98-26**

**Approving a Use Agreement for the Indiana Textile Building**

Mr. Kravig explained that he was approached by a couple who make films as a hobby. They are working on a science fiction film and have one more scene to shoot. Mr. Kravig took them through the Indiana Textile building and have presented the staff with a letter stating that no damage will be done to the building as they are filming this scene.

Mr. Hill called for a motion to approve Resolution 98-26. Mr. Powell motioned for approval of said resolution and Mr. Sullivan did second the motion. The motion passed unanimously.

**Resolution 98-27**

**Approving the Collection of Tax Increment within the Civic Center, Washington Center/Coldwater Road, Illinois-Getz Road, Summit Industrial Park, Centennial Industrial Park, Jefferson/Illinois Road, and Baer Field Tax Allocation Areas**

Mr. Fletcher explained that a similar resolution is passed every year. Some of it is accumulating for special projects for an area. Washington Center/Coldwater Road is not included in this. He believes that this bond will be able to be paid off in the year 2000. The Civic Center is a bond issue, as well as Illinois/Getz Road. The Summit Industrial Park and Centennial Industrial Park are expansions.

Mr. Hill called for a motion to approve Resolution 98-27. Mr. Powell motioned for approval of said resolution and Mr. Simler did second the motion. The motion passed unanimously.

**Resolution 98-28**

**Approving a Contract with Louis Lengacher for Midtowne Crossing Parking Insulation**

Mr. Lindsay explained that this has to do with the "state of the art" door at the condominium parking garage. This resolution will allow insulation to be put at the top of the door and will hopefully lessen the noise of the door going up and down.



Mr. Hill called for a motion to approve Resolution 98-28. Mr. Simler motioned for approval of said resolution and Mr. McElhoe did second the motion. The motion passed unanimously.

## BROWNFIELD PROJECTS

Falstaff - Mr. Lindsay explained that the Declaratory Resolution has been adopted and the next step is approval and consideration by the plan commission on June 1. Assuming the approval of this, they must review the plan and then make a ruling regarding its conformity. After this, the plan goes before council. This may be acted upon by council three weeks after the plan commission's approval. After this step, it will come back to the Redevelopment Commission for a public hearing and approval of the Confirmatory Resolution.

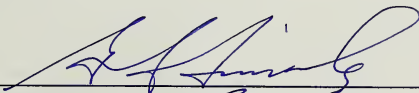
Superior Station - Mr. Fletcher explained that this is the gas station that is on the old Wells Street. This gas station has some environmental problems and the question is whether the commission wants to take that liability. There are approximately four tanks there, as well as some oil tanks. It is not believed that they are leaking at this point. Mr. Fletcher explained that he wanted the Commissioners to think about this and it would be something that is acted on at the next meeting.

Bowser - Mr. Kravig explained that in addition to the title work, staff is in the process of putting out an RFP for environmental services. Planning would like to have someone on hand that they can call on to help them with IDEM and EPA. Both IDEM and EPA are currently in Phase I ½ of a study of this area free of charge.

## ADJOURNMENT

Mr. Hill called for a motion to adjourn. Mr. Powell moved to adjourn the meeting, and Mr. Sullivan did second. The meeting was adjourned at approximately 6:04 p.m.

## FORT WAYNE REDEVELOPMENT COMMISSION

  
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George F. Simler, III - Secretary

ADOPTED: July 13, 1998  
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## FORT WAYNE REDEVELOPMENT COMMISSION

### BID OPENING MINUTES: COLUMBIA STREET/CALHOUN STREET SIDEWALK PROJECT

July 6, 1998

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** Steven E. McElhoe - Vice President

**MEMBERS ABSENT:** R. Steven Hill - President  
George F. Simler, III - Secretary  
John Sullivan - Member  
John B. Powell - Member

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist

**COUNSEL PRESENT:** None

**OTHERS PRESENT:** Kathy Jones, Pioneer Associates  
Vesta Fausnaught, Brooks Construction

**CALL TO ORDER:** Mr. McElhoe called to order this bid opening for the Calhoun Street/Columbia Street Sidewalk Project.

**ROLL CALL:** It was noted for the record that Mr. Powell, Mr. Simler, Mr. Hill, and Mr. Sullivan were absent.

#### NEW BUSINESS

Bids were received from:

Louis Lengacher  
Brooks Construction  
Pioneer Associates

All of the bids were received by 4:30 p.m., July 6, 1998, which was the established deadline. Mr. McElhoe opened the bids and the tabulation is as follows:

	<u>Landing/Columbia Street</u>	<u>Calhoun Street</u>	<u>TOTAL</u>
Louis Lee Lengacher	\$109,236.	\$123,236.	\$232,472.
Pioneer Associates	\$149,853.	\$ 81,154.	\$231,007.
Brooks Construction	\$145,711.	\$136,591.	\$282,302.

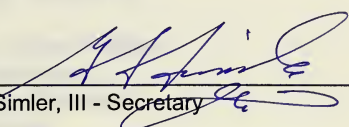
Mr. McElhoe stated that the aforesaid bids will be taken under advisement for staff review and for consultation with the Commission's consultant, Bonar Associates, prior to discussion at the next meeting of the Commission. Staff must review the engineering cost estimates before discussing the project at the next meeting of the Commission.



## ADJOURNMENT

Mr. McElhoe adjourned the meeting at approximately 4:50 p.m., July 6, 1998. He stated that the next meeting of the Commission is a Special Meeting scheduled for July 13, 1998, 4:30 p.m., Room 128, City County Building.

## FORT WAYNE REDEVELOPMENT COMMISSION



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George F. Simler, III - Secretary

ADOPTED: September 21, 1998

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**FORT WAYNE REDEVELOPMENT COMMISSION**

**PUBLIC HEARING MEETING MINUTES**

**July 13, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** Steven E. McElhoe - Vice President  
John B. Powell - Member  
George F. Simler, III - Secretary  
John Sullivan - Member

**MEMBERS ABSENT:** R. Steven Hill - President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** None

**CALL TO ORDER:** Mr. McElhoe called to order this public hearing of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. Hill was absent.

**PUBLIC HEARING Re: Approving an Additional Appropriation of Funds Pursuant to the Baer Field Economic Development Plan**

Mr. Fletcher stated that this public hearing was necessary before the Commission could consider the adoption of Resolution 98-32, which appears later in the agenda. Mr. Fletcher stated further that state law requires an appropriation of tax increment before an expenditure can be made. In this case, tax increment in the amount of \$26,500.00 is being appropriated for the GS Phase II Interceptor Sewer Project which serves the Baer Field EDA.

**Speaking Against Adoption of Said Resolution**

None

**ADJOURNMENT**

Mr. Sullivan motioned for adjournment, Mr. Powell seconded. Mr. McElhoe adjourned the public hearing at 4:38 p.m.

**FORT WAYNE REDEVELOPMENT COMMISSION**

  
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George F. Simler, III - Secretary

ADOPTED: October 19, 1998





## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **SPECIAL MEETING MINUTES**

**July 13, 1998**

**TIME:** 4:30 p.m.

**PLACE** City-County Building - Room 128

**MEMBERS PRESENT:** Steven E. McElhoe - Vice President  
George F. Simler III, Secretary  
John B. Powell - Member  
John Sullivan - Member

**MEMBERS ABSENT:** R. Steven Hill - President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** Lowell Griffin - Sturges, Griffin & Trent  
Gary Furlow - Plant Manager, Arden Corporation

**CALL TO ORDER:** Mr. McElhoe called to order this special meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. Steven R. Hill was absent.

**APPROVAL OF CLAIMS** Mr. Simler moved to approve April 1998 claims subject to audit. Mr. Sullivan seconded. Motions were voted upon and passed unanimously.

**APPROVAL OF MINUTES** Mr. Simler moved to approve May 18, 1998 Regular Meeting Minutes as written. Mr. Powell seconded. Motion was voted upon and passed unanimously.

**OLD BUSINESS** None

**NEW BUSINESS**

#### **Resolution 98-29**

#### **Allowing the Designation of Property in the Baer Field EDA as an Economic Revitalization**

Mr. Fletcher introduced Gary Furlow from Arden Corporation to field questions regarding his project in the Baer Field EDA. Mr. Furlow stated that they are intending to use the tax abatement to purchase new equipment and construct improvements on the 3510 Piper Drive location. They will be turning it from a warehouse into a manufacturing facility. Improvement costs are estimated at \$550,000, and the cost of equipment at \$880,000, with the total cost to be \$1,430,000. They are hoping to bring in 5 full-time jobs and 20 seasonal part-time jobs in addition to the 210 they already have. Mr. Fletcher questioned if benefits such as tuition reimbursement, major medical & dental, etc. would be provided by the company or employee contribution and how that breakdown worked for part-time vs. full-time. Mr. Furlow stated that part-time employees can buy into the plan, and full-time employees are provided 90% of the cost.



Mr. Fletcher noted that the Resolution stated tax abatement for only 6 years and suggested that this be changed to 10 years to be consistent with past practices. All parties agreed with this suggestion. Mr. Simler moved for a motion to approve Resolution 98-29, subject to notification to County, of 10 year tax abatement versus six year. Mr. Sullivan seconded and motion was passed unanimously as amended.

#### **Resolution 98-30**

##### **Amending Resolution 98-27**

Mr. Fletcher stated that this amending resolution simply adds the East Main Street Urban Renewal Area into the category from which tax increment will be collected in 1999. The reason for the amendment was to fund the cost (shared with the Board of Works) of alley and sidewalk construction at the corner of Main and Lafayette Street. Mr. Powell moved for approval. Mr. Simler seconded. The motion was passed unanimously.

#### **Resolution 98-31**

##### **Approving a Contract with Siebold & Price Tree and Landscape Company**

Mr. Lindsay stated that this action relates to mowing the 23 acres of Commission property located at Stardale and Radcliff Drive, south of Paulding Road, which was donated by the University of Indianapolis. The acreage should be mowed before receiving complaints from any residential neighbors. \$750.00 is the contracted price that was adopted last year pursuant to a bidding process. Mr. Fletcher added that we may have to construct some infrastructure to induce the private sector to build in this area. Mr. Simler moved to approve this Resolution, Mr. Powell seconded, and motion was unanimously approved.

#### **Resolution 98-32**

##### **Approving an Additional Appropriation of Funds Pursuant to the Baer Field Economic Development Plan**

Mr. Fletcher stated that this is a \$26,500 appropriation of tax increment to be used to meet our loan obligations in regards to the GS Phase II Interceptor Sewer Project serving the Baer Field EDA. Mr. Sullivan moved that Resolution 98-32 be approved. Mr. Simler seconded, and the Resolution was unanimously approved.

#### **Resolution 98-33**

##### **Approving a Contract for the Installation of a Construction Fence**

Mr. Lindsay stated that this relates to a installation of a temporary construction fence around the site for the Courthouse Green project. There will be a time lag between the cessation of demolition activities and the beginning of the construction. The area needs to be fenced off because of a three foot drop below grade on the site. The fence will be chain link with a lock on it, and will be able to be moved easily when needed by the general contractor. Bids were received from Arrow Fence - \$4,700, Gleave Construction - \$4,140, and R & C Fence - \$4,053. Mr. Lindsay recommended we award this contract to R & C Fence, who was the low bidder. Mr. Sullivan motioned to approve Resolution 98-33, Mr. Simler seconded, and the Resolution was unanimously approved.

#### **Resolution 98-34**

##### **Approving Change Order #5 with Brooks Construction Company**

Mr. Fletcher stated the change order is in the amount of \$12,133.91. This is in addition to the amended original contract of \$389,970.41. The charges are partially due to a cold spell at the end of last year during the Calhoun Street/Barr Street project. Everything had to be protected as it related to that construction. Mr. Fletcher stated





that there were two alternatives at that time, one being to shut down the project all winter - this process would have cost approximately \$10,000. Mr. Fletcher stated that due to the timeliness of getting the project to completion, we let it go a little longer than anticipated and had to use hot water - calcium chloride for concrete at a cost of \$650., cold weather blanketing, etc. with those costs being \$4,500. Also had to use stone backfill to stabilize everything in regards to pouring concrete at a cost of \$3,984. These charges were incurred only on that project. In addition on the Freiman Square resurfacing project which was an amended contract for an additional \$14,000, Brooks said they would go ahead and stripe it for \$177.00 more. Charges were also incurred for 73 additional emerald mound honeysuckle bushes in Freiman Square. Original quantities specified did not match design. When bids came in they were 73 short right away, due to engineer's mistake on quantity, this cost was \$2,822.91. Mr. Fletcher stated that these charges from Brooks are reasonable. Motion was made for approval of Resolution 98-34, motion was seconded, and motion was approved unanimously.

#### **Resolution 98-35**

##### **Approving an Expenditure to Pfister Sprinkler Systems**

Mr. Fletcher stated this was a small \$75.00 expenditure for the irrigation system start up in spring for the City Parking Lot landscaping at Superior Street and Clinton Street. A valve had to be replaced for initial start up. A motion was made by Mr. Sullivan to approve Resolution 98-35, it was seconded by Mr. Powell, and unanimously approved.

#### **Resolution 98-36**

##### **Approving an Expenditure to Leepers Lawn Service**

Mr. Fletcher stated this cost was for the additional honey suckle bushes required for the Barr Street and Calhoun Street project. The total cost was \$657.39. Mr. Sullivan motioned to approve Resolution 98-36, Mr. Powell seconded, and it was unanimously approved.

#### **Resolution 98-37**

##### **Approving Final Construction Plans for a Commercial Development at Main Street and Lafayette Street**

Lowell Griffin made a brief presentation describing a commercial office building at Main and Lafayette Streets which he was developing. A.G. Edwards has signed a 10-year lease in this building, utilizing ½ of the space. Ample parking is located south of building and is not seen from Main Street. Lighting will be provided along the building. Mr. Griffin requested city participation in the project by funding sidewalks, curbs, etc., at an approximate expenditure of \$40,000. Mr. Fletcher recommended approving this Resolution and stated that he will recommend sharing the cost of the sidewalk and alley work with the Board of Works. Each share will be approximately \$20,000. Mr. Powell made the motion to approve Resolution 98-37. Mr. Sullivan seconded, and the motion passed unanimously.

## **PROJECT UPDATES**

**Falstaff** - Mr. Lindsay stated that the Declatory Resolution was presented with plan and supporting maps to Common Council of City of Fort Wayne last Tuesday. Action has not yet been voted upon, however, it did receive a due pass out of the Committee. The formal vote on this Resolution will be tomorrow evening. After that time, once appropriate documentation affirming the establishment, and Common Council approval of the redevelopment area has been made, we then have to provide notice to all the tax units at the legal public hearing that will take place in August. The same notice has to be provided to the owner of Falstaff. At that time, you will then have a Confirmatory Resolution at your disposal.



**Courthouse Green** - Mr. Fletcher stated that Court Street will be closed to vehicular traffic and parking. The Safety Board did recognize the parking issue, and after discussion, there was a unanimous vote to close Court Street. The official date authorizing closure is July 31, but Court Street will not be closed until it is needed for construction. Mr. Fletcher stated that RATIO architects will be working on the design development within the next 30 days, along with initial production and construction documents, etc. The Courthouse Green will provide reasonable parking accommodations for visitors and employees. There will be approximately 20 spaces on Berry Street for courthouse employees, with a recommendation that 22 displaced employees use the new parking garage. Mr. Sullivan questioned whether there would be any spaces for the general public. Mr. Fletcher stated 8 spaces would be provided on the north side of the project for the general public. Mr. Fletcher showed the design for the parking and stated that approval from the Safety Board is required regarding angle parking. Mr. Fletcher stated that the Safety Board does know that this request will be brought before them. There will be time limits on parking and details still have to be worked out as to how they will be enforced, meter, etc. Placement and number of trees is still an issue, along with lighting. Mr. Simler stated he would like to have a report on lighting, feels it is very important. Mr. Simler stated that there is discussion from the Three Rivers Festival to consider utilizing this area, as well as Freiman Square, for the Festival. There was discussion as to how the park will be maintained and who will be doing it. Mr. Fletcher stated that the City is the owner and therefore responsible for upkeep. Mr. Fletcher has talked to Bob Arnold and they are willing to maintain it as long as there is an endowment to fund the cost. Mr. Fletcher stated he is working on obtaining a \$150,000 - \$200,000 endowment.

**Bowser** - Mr. Fletcher stated that he is still working through some legal issues pertaining to access to the property.

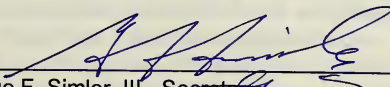
## OTHER BUSINESS

Mr. Fletcher stated that he is not going to ask for a vote on Resolution 98-38 at this time, regarding Columbia Street and the Calhoun Transit Mall Project. He stated that when bids were opened up, an engineering estimate was not provided to either Jim or Loren, but was received the next day. The engineers estimate for the Landing was \$91,353.68. The low bidder was Lengacher at \$109,236.00. Mr. Fletcher thought the bids were going to be around \$50,000 - \$60,000, not \$109,000. Discussion took place discussing the various components of the bid. For Calhoun Street, engineering estimate was at \$77,902.00, low bid was \$81,154.80 by Pioneer. Pioneer was not aware that the two primary bids on this project were independent. They thought the project would be one lump sum. Mr. Fletcher stated that he wants to talk to Dave Ross to see if the City could contribute to one or both of these projects. The question was raised as to whether we can hold the bidders to these bids. Mr. Fletcher stated yes. Mr. Fletcher stated he will be getting back to the Commission once he has more information.

## ADJOURNMENT

Mr. McElhoe called for a motion to adjourn. Mr. Sullivan moved to adjourn the meeting, and Mr. Powell did second. The meeting was adjourned at approximately 6:30 p.m.

## FORT WAYNE REDEVELOPMENT COMMISSION

  
George F. Simler, III - Secretary

ADOPTED: September 21, 1998





## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **PUBLIC HEARING MEETING MINUTES**

**August 17, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** Steven E. McElhoe - Vice President  
John B. Powell - Member  
George F. Simler, III - Secretary  
John Sullivan - Member

**MEMBERS ABSENT:** R. Steven Hill - President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** Roy Hossler, Fort Wayne Enterprise Center

**CALL TO ORDER:** Mr. McElhoe called to order this public hearing of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. Hill was absent.

#### **Resolution 98-39: Confirming the Establishment of the Grant Avenue Redevelopment Area** **Speaking for Adoption of Said Resolution**

Mr. Lindsay stated that the reason for the public hearing is that this is the fourth step in the process of the establishment of the Grant Avenue Redevelopment Area. A presentation was made in April, 1998, that included all of the details of the redevelopment plan, finding of blight and related information about the former Falstaff Brewery site comprising the Grant Avenue Redevelopment Area. The purpose of the meeting now, since the Declaratory Resolution and the plan were reviewed and approved by the Plan Commission and City Council, is for the Commission to hold a Public Hearing and take final action via adoption of the Confirmatory Resolution. Mr. Lindsay stated that he would not reiterate the details of the plan, with the exception that he would like to mention that the area has been found to be blighted and deteriorated. All of the supporting data is contained in the Resolution, but the essence of the meeting now is to hear the comments from the general public. Mr. McElhoe opened the meeting for public comment. He asked that anyone speaking for the plan, may do so at this time.

Mr. Roy Hossler, Administrator of the Fort Wayne Enterprise Center, spoke in favor of the adoption of the Resolution confirming the establishment of the redevelopment area. He stated that the Urban Enterprise Association is the managing entity of the Enterprise Center. He stated that as such, they are one of the actors who have an interest in redevelopment of sites within the UEZ. They have a significant interest in the development of the Falstaff Brewery site as a Brownfield Redevelopment project. Mr. Hossler stated that he is here to speak in support of the Commission's action today. He would like to see it positively impact the improvement of the blight which affects the area. Further, they have previously filed a letter with the Commission staff indicating





their willingness and interest in becoming a financial partner in that project as it evolves through the regulatory process. Mr. Hossler stated that he is here today to reiterate the UEA's financial pledge for this project as it moves forward.

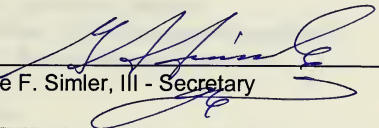
**Speaking Against Adoption of Said Resolution**

None

**ADJOURNMENT**

Mr. McElhoe adjourned the public hearing. Mr. Powell did second. Hearing was adjourned.

**FORT WAYNE REDEVELOPMENT COMMISSION**



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George F. Simler, III - Secretary

ADOPTED: September 21, 1998



## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **REGULAR MEETING MINUTES**

**August 17, 1998**

**TIME:** 4:30 p.m.

**PLACE** City-County Building - Room 128

**MEMBERS PRESENT:** Steven E. McElhoe - Vice President  
George F. Simler III, Secretary  
John B. Powell - Member  
John Sullivan - Member

**MEMBERS ABSENT:** R. Steven Hill - President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** David Ross, City Engineer

**CALL TO ORDER:** Steven McElhoe called to order this regular meeting of the Fort Wayne Redevelopment Commission.

#### **ROLL CALL:**

**APPROVAL OF CLAIMS** Mr. Powell made a motion to approve May and June 1998 claims. Mr. Sullivan seconded. Motion was voted upon and passed unanimously.

#### **OLD BUSINESS**

##### **Resolution 98-38**

##### **Awarding Contract for Construction at Calhoun and Columbia Street.**

Mr. Fletcher stated that staff went through a bid process. The bids came in from Brooks Construction, Pioneer Associates, and Louie Lengacher. Our engineer's estimates for the project came in at \$169,255. Brooks bid \$285,302, Pioneer Associates - \$231,007, which was the low bid, and Lengacher bid \$235,511. The low bid was 37% above engineering estimates and Mr. Fletcher does not feel that staff can allocate that kind of money to this project at this time. Mr. Fletcher asked for a motion to reject all bids. Mr. Powell made a motion to reject all bids. Mr. Simler seconded, and the motion was passed unanimously.

#### **NEW BUSINESS**

##### **Resolution 98-39**

##### **Confirmatory Resolution - Approving the Establishment of the Grant Avenue Redevelopment Area and Approving the Grant Avenue Redevelopment Plan**

Mr. Fletcher stated that the Commission has adopted a Declaratory Resolution. The Urban Renewal plan has been approved by the Planning Commission and the City Council. A public hearing preceding this regular meeting produced no negative comments and no written remonstrances. The Commission now needs to make a





determination on the Declaratory Resolution creating the Grant Avenue Redevelopment Area. This Resolution approves the plan and the final establishment of the Grant Avenue Redevelopment Area. Mr. Powell motioned for approval of Resolution 98-39. Mr. Simler seconded, and It was passed unanimously.

#### **Resolution 98-40**

#### **Approving an Expenditure for Sidewalk Reconstruction in the East Main Street Urban Renewal Area**

Mr. Fletcher stated that Lowell Griffin is building a new building at Main and Lafayette Street. He stated that we have verbally approved paying 50% of the cost to install new sidewalks, curbs, driveway, and part of the alley. This would be formal approval to do this. A question was raised as to whether the project hadn't already been previously approved. Mr. Lindsay stated that the plans had been approved, and the Commission amended the notification to the Auditor for collecting tax increment from the urban renewal area. Mr. Simler made a motion to approve the Resolution. Some discussion took place regarding what the exact costs associated with inspection, testing, and related technical services would be since we would be sharing 50% of that cost also. Mr. Fletcher stated that it would be about 10% - 15%, approximately \$4,000. Mr. Sullivan seconded the motion and the Resolution was passed unanimously.

#### **Resolution 98-41**

#### **Approving an Additional Expenditure for Consultant Services Centennial Industrial Park**

Mr. Fletcher asked David Ross, City Engineer, to share what we have accomplished and what this Resolution has to do with the original contract and where we are going with the additional appropriations. Mr. Ross stated that he had been before the Commission about a year ago requesting funding consideration as a partnership to do a modeling study for Natural Drain #6 which goes through Centennial Industrial Park. That study has been completed. The consultant that did that study has handed out the plans and Mr. Ross feels that it is a very good plan. The solution is to construct two weir structures to control discharge north of the area. He stated that the partnership is with a couple of agencies that have concerns in the area. Also, there is a development that is north of the Centennial Industrial Park that is looking into subdividing and providing lots for a new industrial park. The developer is very interested in the regional detention, because if they don't participate in this plan, they have to add individual detention facilities on their site and it is already a limited site. The developer and City need construction cost estimates to initiate the improvements. This has been provided outside of the present contract. Also the Federal Emergency Management Agency need paperwork to be filled out that is necessary to construct in flood ways. This also was not an original part of the consultant's services. The City need an additional \$4,500 to pay for construction estimates, preparation of documents for FEMA, and consultant services to act as our coordinator to go through other state agencies to get approval to construct the tubular structures. Mr. Fletcher stated that the consultant had already gone over their budget, and they are going to assume approximately \$1,800 additional costs already incurred. Mr. Fletcher stated that the expenditure for cost estimating, the FEMA paperwork, and coordination of other agencies is what they would like to be compensated for. There was discussion that this cost is only \$4,500, however it is a 45% increase which is pretty significant. Mr. Ross stated that this is not really a change order, but rather additional services that will help us get through the process. These are actually additional services we are requesting. Mr. Fletcher stated that this is the next step in the process. If we desire, we may get involved in the construction of projects in this area. Mr. Ross talked about the time crunch, need to get this done in a timely manner to get approval to construct so that this area does not get flooded after construction begins. The question was raised as to what is a "weir structure". Mr. Ross stated that this is a reducer with a manhole having a controlled slot or valve, allowing a certain amount to spill over, as in a dam structure. Mr. Fletcher



recommended that we go ahead and approve this expenditure. Mr. Powell made a motion to approve Resolution 98-41. Mr. Sullivan seconded, and the Resolution was passed unanimously.

#### **Resolution 98-42**

#### **Approving the Selection of an Environmental Consultant for Brownfield Redevelopment Projects.**

Mr. Fletcher stated that the Commission was sent a report of the process that the City has been going through. Over the last two and one half years, eleven or twelve areas have been identified as Brownfield areas. The City needs to go to the next step with its investigative process. The Board of Works has used this environmental consultant in the past. We are looking at paying a consultant for about a year to do these investigative processes. The money would be part of CEDIT money, a \$500,000 loan that the City has borrowed from the State, along with EPA money. Redevelopment would not be paying for these costs. Redevelopment would probably utilize this position for projects of our own, and these services would not be paid for out of the City's money, it would be taken out of our money. The question was raised as to the difference between a Brownfield area and a blighted or redevelopment area. Mr. Fletcher stated that the Brownfield areas are identified by the Brownfield forum, etc. and that this could be a way to identify these areas and assess whether it should be a redevelopment area. Mr. Fletcher stated that it is also a way of working with the private sector in doing the Phase I and Phase II processes. We went through an extensive interview process to select an environmental consultant. We issued four requests and received four responses, those being from SES Environmental, GAI Consultants, AVANT Group, and Triad Engineering. All firms were very capable of doing the project. We looked at different criteria, such as cost, experience, and special capabilities. A review committee took a vote and recommend SES Environmental. Mr. Sullivan made a motion to approve Resolution 98-42, naming SES Environmental, Inc., as environmental consultant for Brownfield projects. Mr. Powell seconded the motion and it was approved unanimously.

#### **PROJECT UPDATES**

##### **Bowser -**

Mr. Kravig stated that he is working on a urban renewal plan and blight study for the area. He should be done within the next week. Mr. Fletcher will need to decide if we should proceed with this. Mr. Fletcher will bring this issue to a Special Meeting to discuss appropriations on August 31<sup>st</sup>. The County will not take title to real estate that might be an environmental problem. The Commission will need to take title to the site.

##### **Wells Street Bridge -**

The project has been bid. Mr. Fletcher asked if the State had awarded the bid. Mr. Kravig stated that he did not know since the state was still waiting on Park Board OK for allocation of funds.

#### **OTHER BUSINESS**

Discussion took place on **Resolution 98-43, Approving Change Order to a Contract with Ratio Architects, Inc.** Mr. Fletcher stated that RATIO was given an original construction cost of \$570,000.00, which did not include a water feature estimated to cost \$140,708.00. This Resolution is to compensate them for the additional design work. The amount is not to exceed \$9,380.00 and if the bids come in lower, then the amount will be reduced accordingly. We will bid an alternate for a water feature. Mr. Lindsay showed the plans with the revisions included. Mr. Lindsay showed the access that emergency vehicles would have. Mr. Lindsay shared that Tom Cain had suggested some very fine tuned details for entrance points, in using some of the architectural salvage. We may want to take a look at this. The question was raised as





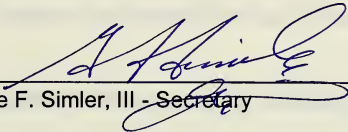
to the possibility of a plaque giving the history of the Courthouse. It was suggested that perhaps a history of motifs on the building could be shown on the plaque. The placement of the water feature was discussed, along with the placement of trees. There was a question as to whether trees could be added in the future and at whose cost. Mr. Lindsay stated that arguments were that the trees would not accentuate the view, they would only obstruct it. Mr. Kravig shared that Judge Ryan is concerned with keeping the Green an open area. Mr. Fletcher asked where the Commission thought the water feature should be placed. Several suggestions were made and design costs were discussed. It was shared that the architects thought that the sound from the water feature would cut down on the noise of traffic on Clinton. Mr. Fletcher stated that all of these items will be discussed at tomorrow's design review meeting. A motion was made to accept Resolution 98-43 as written. The motion was seconded, voted upon, and passed unanimously.

There was discussion regarding the plaza in Headwater Park. Mr. Fletcher stated that the structure will be built, however without the frills. Completion should be sometime next June.

#### ADJOURNMENT

Mr. McElhoe called for a motion to adjourn. Mr. Simler moved to adjourn the meeting, and Mr. Sullivan did second. The meeting was adjourned at approximately \_\_\_\_ p.m.

#### FORT WAYNE REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
George F. Simler, III - Secretary

ADOPTED: September 21, 1998





**FORT WAYNE REDEVELOPMENT COMMISSION**

**PUBLIC HEARING MEETING MINUTES  
August 31, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** Steven E. McElhoe - Vice President  
John B. Powell - Member  
George F. Simler, III - Secretary  
John Sullivan - Member

**MEMBERS ABSENT:** R. Steven Hill - President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Marla Weber - Administrative Assistant

**COUNSEL PRESENT:**

**OTHERS PRESENT:** John Stafford, Director of Strategic Planning

**CALL TO ORDER:** Mr. McElhoe called to order this public hearing of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. Hill was absent.

**Resolution 98-44**

**Approving an Additional Appropriation of Funds Pursuant To The Baer Field Economic Development Plan**

**Speaking for Said Appropriation**

Mr. Fletcher introduced Mr. Stafford, Director of Strategic Planning, who spoke in favor of the additional appropriation. Mr. Stafford did speak in favor of the \$600,000 appropriation and brought the appropriate documents to be signed for closing the loan. He reviewed the status of the GS Phase II Interceptor Sewer Project, including bidding status, project location, and the relationships between the City, County, Redevelopment Commission, and Community Trust.

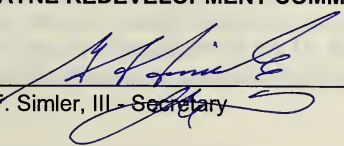
**Speaking Against Adoption of Said Resolution**

None

**ADJOURNMENT**

Mr. Simler motioned to adjourn the public hearing. Mr. Sullivan seconded the motion. Hearing was adjourned.

**FORT WAYNE REDEVELOPMENT COMMISSION**

  
\_\_\_\_\_  
George F. Simler, III - Secretary

ADOPTED: September 21, 1998



## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **SPECIAL MEETING MINUTES**

**August 31, 1998**

**TIME:** 4:30 p.m.

**PLACE:** City-County Building - Room 128

**MEMBERS PRESENT:** Steven E. McElhoe - Vice President  
John B. Powell - Member  
George F. Simler, III - Secretary  
John Sullivan - Member

**MEMBERS ABSENT:** R. Steven Hill - President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Marla Weber - Administrative Assistant

**COUNSEL PRESENT:**

**OTHERS PRESENT:** John Stafford, Director of Strategic Planning  
Kathy Friend, City Controller

**CALL TO ORDER:** Mr. McElhoe called to order this special meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** It was noted for the record that Mr. Hill was absent.

**APPROVAL OF CLAIMS** Mr. Sullivan moved that the July 1998 Claims be approved. Mr. Simler seconded the motion. The July 1998 Claims were approved.

**OLD BUSINESS**

**NEW BUSINESS**

#### **Resolution 98-44**

#### **Approving an Additional Appropriation of Funds Pursuant To The Baer Field Economic Development Plan**

Mr. Fletcher stated that since there was no one speaking against this Resolution in the Public Hearing held prior to this meeting, we could have some discussion before making a motion for approval of this Resolution. Mr. Simler questioned if existing bond funds have to be paid down from any remaining loan funds after the GS Phase II project is completed. Mr. Stafford stated that they did not. Mr. Powell made note that the Resolution states that upon completion of the project, any remaining balance would be placed in the Redevelopment Capital Fund, and when Mr. Stafford had spoken at the Public Hearing, he stated that these funds would be used for loan repayment. Mr. Powell wanted some clarification. Mr. Fletcher stated that these funds would be placed into the Redevelopment Capital Fund initially, however, would most likely be used to repay the loan. Mr. Powell made a motion to approve Resolution 98-44, Mr. Simler seconded this motion. A vote was taken, and the Resolution passed unanimously.





## OTHER BUSINESS

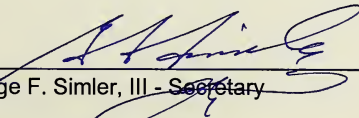
Mr. Fletcher asked Mr. Lindsay to update everyone on the Courthouse Green project. Mr. Lindsay gave copies of a letter he had written to John Jackson, RATIO Architects, Inc. as of today, August 31. Since the Commission did not have a chance to review it before the meeting, Mr. Lindsay shared the major points of the letter, in order to keep everyone informed of what is going on. Mr. Lindsay referred to the drawing presented at the August 10 meeting, and shared the changes and revisions that had been discussed at the August 21 meeting with RATIO. Mr. Sullivan asked about the water feature. Mr. Lindsay stated that the water feature is located on the inner arc near the Courthouse entrance. Mr. Lindsay shared the decision of the Commission to ratify and approve RATIO's concept of an inner sidewalk in the form of an arc as presented in RATIO's design of August 10, 1998. Mr. Lindsay stated that in his letter to RATIO, he asked them to study and offer alternative ways of facilitating handicapped accessibility to the lawn areas. Mr. McElhoe questioned whether the lighting issue had been decided in regards to placement. Mr. Lindsay shared that the lighting will most likely be constructed in wells located between the corridors east of the facade. An original suggestion of placing lights in the Journal Gazette Building poses problems for access and control, and Mr. Fletcher stated that he would rather have the control of the lights on the project site. Mr. Lindsay shared details pertaining to the type of seating for the project. The Design Review Committee would like the seating to be functional, aesthetically appealing, and designed in such a way so as not to allow a person to lie down, possibly creating a nuisance. Mr. Lindsay went on to share details of parking and landscaping as outlined in the letter. Mr. Lindsay also mentioned that it appears that the total budget needs to be re-visited, once the changes he outlined in his letter, and the error of including overhead and profit in the total estimate of \$551,975.15 have been taken into consideration. Mr. Lindsay stated that we will await a response to this letter in order to consider final design plans.

Mr. Lindsay stated that drain inserts in the Midtowne Crossing parking garage floor need to be replaced. There are eighteen drains in total which need to be replaced at a cost of \$66.00 each. Mr. Fletcher stated that we should have a Resolution approving this expense at our next meeting, but wanted to make the Commission aware of the expense in advance due to lead time in ordering the inserts. Mr. McElhoe asked if there were any new developments in the controversy with Court Street. Mr. Fletcher stated that there were no new developments that he was aware of.

## ADJOURNMENT

Mr. Simler motioned to adjourn the special meeting. Mr. Sullivan seconded the motion. Hearing was adjourned.

## FORT WAYNE REDEVELOPMENT COMMISSION

  
George F. Simler, III - Secretary

ADOPTED: September 21, 1998



## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **REGULAR MEETING MINUTES**

**September 21, 1998**

**TIME:** 4:30 p.m.

**PLACE** City-County Building - Room 128

**CALL TO ORDER:** Mr. Hill called to order this regular meeting of the Fort Wayne Redevelopment Commission.

#### **ROLL CALL:**

**MEMBERS PRESENT:** R. Steven Hill - President  
George F. Simler III, Secretary  
John B. Powell - Member  
John Sullivan - Member

**MEMBERS ABSENT:** Steven McElhoe - Vice-President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist  
Marla Weber - Administrative Assistant

**COUNSEL PRESENT:** None

**OTHERS PRESENT:** Andrew Klinger - County Redevelopment Commission

**APPROVAL OF CLAIMS** Mr. Simler made a motion to approve August 1998 claims. Mr. Powell seconded. Motion was voted upon and passed unanimously.

**APPROVAL OF MINUTES** Mr. Powell made a motion to approve minutes for:  
July 6, 1998 Bid Opening  
July 13, 1998 Special Meeting  
August 17, 1998 Public Hearing  
August 17, 1998 Regular Meeting  
August 31, 1998 Public Hearing  
August 31, 1998 Special Meeting  
Mr. Sullivan seconded, motion was voted upon and passed unanimously.

**OLD BUSINESS** None

#### **NEW BUSINESS**

##### **Resolution 98-45**

**Declaratory Resolution: Bowser Avenue Urban Renewal**

Mr. Fletcher stated that Redevelopment has started the process of potentially clearing title as it relates to the Bowser site. There is a plan to renovate the area. We need to do certain acquisitions, remediate, and then develop a development plan according to how clean the land is after remediation. Mr. Kravig worked on the plan and will present it. Mr. Kravig shared the data that he had collected. He showed a map of the area and boundaries involved. The area consists primarily of the site of the S.F. Bowser &





Company plant, once an old, inner city factory. The City's police headquarters is located in the former Bowser administration building on Creighton Avenue. Mr. Simler questioned where the tires had been that had burnt in the 1997 Labor Day weekend fire. Mr. Kravig showed where they had been on the map and stated that the buildings were no longer there. Mr. Kravig shared that there were about 7 acres in the main portion at the Bowser site. Mr. Kravig addressed some of the criteria for establishing blight, lack of development and cessation of growth. The Bowser factory was a big factor showing lack of development and cessation of growth, even before the fire. Since the fire, we now have an absentee owner, who racked up thousands of dollars in delinquent taxes and has done nothing since the day of the fire to improve the site. The blight study has been expanded by the Commission staff to include the area south to Pontiac Street and the housing therein that is a part of the history and the decline of this area. Mr. Sullivan questioned if one owner owned all three parcels. Mr. Kravig stated yes. Mr. Simler questioned if the owner was a resident of this community. Mr. Kravig stated it is not known if his last known address is still local. Mr. Kravig addressed deterioration of improvements. He stated that there is some deteriorated driveways, with poor curb and sidewalk conditions. Overall, concrete conditions don't look bad, however the overgrown weeds and grass counter that. Mr. Kravig addressed character of occupancy. Only 41% of the residential structures in the study area are owner occupied, which is not a very good indicator of stability. Mr. Kravig then addressed the age/obsolescence/substandard buildings issue. He stated that in looking back at the aerial photographs, there were as many as 151 residential structures in the 50's. Through the years, there has been a vast decline to the point that as of 1998, 82 structures have been removed, which is 54% of the housing stock. There has also not been much to replace them. Only 2 buildings have been constructed during that time. Of the 68 existing residential structures, thirty two, or nearly half, have been involved in code enforcement action, with fourteen active cases in the area at this time. Other factors include:

1. This is a high crime rate area.
2. Road and rail access - road access relatively poor, with rail access to the site being removed long ago.
3. Some environmental problems have been confirmed on the Bowser site, the extent of these is unknown at this time. This and environmental concerns with the former service station would deter investment in the Bowser site.
4. Ownership - The land is in small parcels by a large number of owners, making it difficult to assemble enough land for redevelopment.
5. Title - There are liens, judgments, and haphazard transference of ownership problems, making another barrier to development and financing.
6. Site Preparation - Mr. Kravig stated that he and Mr. Fletcher had been in contact with some of the not-for-profit developers and had talked with Project Renew, Housing Partnership. Their cost of doing business is sometimes significantly higher due to improper demolition occurring in prior years. Developers working in inner city areas often report inappropriate backfilling of basements, organic debris, trash pits, etc. Such conditions raise the cost of brownfield development over that in the suburbs.

Mr. Simler asked if the majority of the resident's homes that exist in this area are deteriorating or are the conditions sporadic. Mr. Kravig stated that the majority are in bad condition. A couple of entities have been active in the area from the private side, those being Midtowne Realty and The Housing Partnership. Mr. Simler asked about the alleys in this area. Mr. Kravig stated that some of the public rights-of-way in this area are different - they are not quite alleys, however not quite streets. They are twenty feet wide, some created by lopping footage off of the lots. Mr. Powell questioned if the





housing west of Reed Street was single family homes. Mr. Kravig stated yes, there are five of them. Mr. Simler questioned why we didn't carry the renewal area boundary to Pontiac. Mr. Fletcher stated that we can amend this area at any time. Right now we are focusing on the Bowser site. Mr. Hill questioned if there was much contamination on the Bowser site and the rest of the area. Mr. Fletcher stated at this point, we do not know. However, the Bowser site is not as bad as we first thought. Mr. Simler questioned if this project would be utilizing our entire budget for the next few years, or are there other monies to be used. Mr. Fletcher stated that we have a budget consisting of funds from CEDIT - \$200,000. per year, \$500,000 from the IDFA that the City has borrowed, and a \$300,000 grant from EPA. We can focus these monies on the Bowser area if we have to. Before we would get involved with a multi-million dollar clean-up, we would amend this plan. We will try to know as much as we can by the Confirmatory Resolution. If we don't have a complete picture of the environmental problem by that time, we can amend the Urban Renewal Plan at that point.

In summary, Mr. Kravig stated that the Bowser site itself exhibits a lack of development and cessation of growth and the proposed Bowser Avenue Redevelopment Area is blighted within the definition of the State statute. Mr. Kravig stated that the plan is to establish the urban renewal area, acquire the real estate as shown in the exhibit, remediate environmental problems in the area, market acquired real estate for private or not-for-profit development, and provide public improvements as needed. Conditions in the Bowser area clearly warrant establishment of an redevelopment area. The Commission proposes to acquire the Bowser site and the real estate west of the police headquarters and fronting on Creighton Avenue. Mr. Simler questioned if the police department had been involved and asked if there was planned expansion on their part. Mr. Fletcher stated that they would eventually like to have some parking on the same side of the street behind their building. The City has also put in place a brownfield redevelopment program to be implemented in part by the Redevelopment Commission. Interviews have been conducted for a brownfield manager, who will be working with City departments, IDEM, and EPA to remediate the Bowser site and other problem sites in the area. The Redevelopment Commission plans to bring clearance and site preparation to a development-ready state and assemble land for redevelopment for this area.

Mr. Fletcher stated that the plan is mainly to clear title to the Bowser site, eliminate additional blight, remediate, and develop a plan at that point, after determining what can be done with the area. This is a long range plan and will take some time to resolve all of the issues involved. Mr. Simler moved for approval of Resolution 98-45. Mr. Hill seconded, the vote was taken and the Resolution was unanimously passed .

#### **Resolution 98-46**

#### **Confirmatory Resolution - Approving an Expenditure for Maintenance in the Midtowne Crossing Parking**

Mr. Fletcher stated that this subject was discussed at the last meeting and asked Mr. Lindsay to reiterate the nature of the Resolution. Mr. Lindsay stated that this resolution approves an expenditure for replacement of drain inserts which are being specially made for the Midtowne Crossing parking garage drains. The Midtowne Crossing property manager bid this work and the cost for 18 drain inserts is \$66.00 each which will take care of both parking garages. Mr. Fletcher stated that the Commission agreed at the last meeting to this and this Resolution ratifies approval of the work. Mr. Powell motioned to approve Resolution 98-46 and Mr. Simler seconded. The Resolution was voted upon and passed unanimously.

#### **PROJECT UPDATES**

#### **Courthouse Green**



Mr. Lindsay updated the Commission stating that input had been received from Ratio architects and each had been given a copy of their correspondence. The water feature of the fountain will be in the inner arc area closer to the east entrance of the courthouse. On the ends of the corridor that runs north/south, there will be four shell pedestals at the four points. The curbing will be included in the design throughout the project. Ratio was directed to incorporate these items into the revised budget estimate. Mr. Hill asked when the construction estimate would be finished. Mr. Lindsay stated that Ratio had been waiting for definitive direction. Their work will take about 2 ½ weeks to finish. They are waiting for input from others involving drainage, the fountain, etc. Mr. Fletcher stated that the design review committee needs to be involved before final discussion. Mr. Fletcher will request that Ratio put together another cost estimate and we will take a look at it internally. Mr. Hill questioned when we would be doing the bidding process. Mr. Fletcher stated that he thought it would be ready to go out for bid around November and he brought up the question of whether or not that would be a good time to bid the project. We may prefer to wait until the December-January time frame for the bid with construction to begin in early spring. We may get better bids if we wait. Mr. Hill stated that as more time goes by, it lends itself to potential pitfalls. He also stated that perhaps some site preparation could be done yet this fall, with the actual construction to begin in the spring. Mr. Fletcher stated that is a definite possibility. We will look more into this once we have heard back from Ratio.

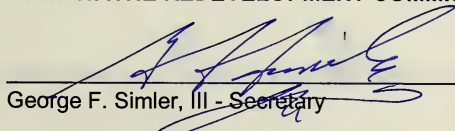
#### OTHER BUSINESS

Discussion took place on Resolution 98-47. Approving an Agreement with the Allen County Redevelopment Commission (ACRC). Mr. Fletcher introduced Andrew Klinger from the Allen County Redevelopment Commission and stated that this resolution approves an agreement between the Redevelopment Commission of the County and the Redevelopment Commission of the City to allow the construction of a sanitary sewer line within the city limits near the intersection of Ludwig Road and Huguenard Road, near the County's Huguenard Road allocation area. Mr. Fletcher stated that we have done this type of agreement before. Mr. Klinger showed a map where the line will be run, basically running behind the Village of North Oaks Mobile Home Park located on Washington Center Road and along a property owned by PT Incorporated, which developed the original plan for the industrial park in the allocation area. Mr. Hill questioned if the trailer park is already on the city sewer. Mr. Klinger stated that this was correct. Mr. Fletcher asked how many acres this project will open up. Mr. Klinger stated that the allocation area is 20 acres. Mr. Klinger stated that the property is definitely in demand, however the lack of sewer has been a detriment. Mr. Fletcher asked if he is using the allocation area to finance the project. Mr. Klinger stated yes, the County Redevelopment Commission is going to establish a loan agreement with the Board of Commissioners, borrowing funds from their economic development fund, then as the property sells, the funds would be repaid. Mr. Fletcher recommended approval of this resolution. Mr. Simler motioned to approve Resolution 98-47, Mr. Hill seconded. A vote was taken and the resolution was passed unanimously.

#### ADJOURNMENT

Mr. Hill called for a motion to adjourn. Mr. Powell moved to adjourn the meeting, and Mr. Simler did second. The meeting was adjourned at approximately 5:45 p.m.

#### FORT WAYNE REDEVELOPMENT COMMISSION



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George F. Simler, III - Secretary

ADOPTED: October 19, 1998





## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **REGULAR MEETING MINUTES**

**October 19, 1998**

**TIME:** 4:30 p.m.

**PLACE** City-County Building - Room 128

**CALL TO ORDER:** Mr. McElhoe called to order this regular meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** At time of roll call, all were present, except Mr. Hill who arrived shortly after.

**MEMBERS PRESENT:** R. Steven Hill - President  
Steven McElhoe - Vice President  
George F. Simler III, Secretary  
John B. Powell - Member  
John Sullivan - Member

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist  
Marla Weber - Administrative Assistant

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** John Stafford - Director, Strategic Planning  
Mayor Paul Helmke  
Gary Wasson - Grand Wayne Center  
Bob Lister - Grand Wayne Center  
Marvin Crell - Attorney for Grand Wayne Center  
Don Steininger - Board of Directors Grand Wayne Center  
Bill Haney - Board of Directors Grand Wayne Center

**APPROVAL OF CLAIMS** Mr. Powell made a motion to approve August 1998 claims. Mr. Sullivan seconded. Motion was voted upon and passed unanimously.

**APPROVAL OF MINUTES** Mr. Simler made a motion to approve minutes for:  
July 13, 1998 Public Hearing  
September 21, 1998 Regular Meeting  
Mr. Powell seconded, motion was voted upon and passed unanimously.

**OLD BUSINESS** None

**NEW BUSINESS**

**Resolution 98-48**  
**Approving the formation of a professional sports and convention development area in downtown Fort Wayne**



Mr. McElhoe introduced John Stafford to discuss the state legislation in regards to this resolution. Mr. Stafford shared the enabling legislation and approval process. He stated that in the 1997 Session of the General Assembly, the legislature created enabling legislation allowing certain communities, Indianapolis, South Bend, and Fort Wayne, specifically, to create professional sports and convention development areas. This is a form of tax incremental financing, in which you can capture sales tax, state income tax, COIT, and Food and Beverage tax, that can go into a fund for a sports or convention facility to use for facilities expansion or renovation. The legislation created a "window of opportunity" for local communities to initiate the designation process. This window ends on July 01, 1999. Mr. Stafford stated that although not all of the details are in place for the expansion of Grand Wayne Center; we need to get this process started in order to meet the window of opportunity in getting this designation. This process involves both local and state levels. At the local level, the designation process is modeled after economic development area (EDA) legislation; although it gives the legislative body-City Council, or County Commissioners-final authority, rather than the Redevelopment Commission. Because it is modeled after that EDA designation process and because the proposed site of the Grand Wayne Center and the adjacent Hilton Hotel are in a block which is located in a urban renewal area, the City Administration felt it important to bring this before the Redevelopment Commission and seek its recommendation to the City Council. In addition, this issue will be going before the City Planning Commission seeking its recommendation. The Declaratory Resolution will be introduced to the City Council on October 27<sup>th</sup>. Upon approval of that Declaratory Resolution, the Council will then schedule a public hearing and consider a Confirmatory Resolution. Assuming that this process moves forward, then an application will be made to the State Budget Agency who will make a final designation on the approval of the development area. They will then seek a recommendation from the State Budget Committee consisting of legislators and the director of the State Budget Agency. State Budget Agency approval will complete the process of gaining this designation. If all approvals are gained, then the aforementioned taxes would all be captured and allocated into a development fund. Mr. Stafford asked for any questions on the process, and then introduced Mr. Bob Lister from the Grand Wayne Center. Mr. Lister introduced two of the Board of Directors from the Grand Wayne Center, Mr. Don Steininger and Mr. Bill Haney. Mr. Lister spoke as to why the Grand Wayne Center needs to expand. He stated that a two-part study was conducted seven years ago as to possible expansion of this building. The first part of the study was conclusive in showing that the convention center was at full capacity and that expansion was needed and could produce a big economic impact. The second part of the study was to show whether the money was available to do the expansion, and it was not at that time. The Grand Wayne Center has since been able to pay off the building, and at this point is debt-free. Recently, the Grand Wayne Center did another two-part study to determine the economic impact of the building and the cost of expanding the facility. The results of the study were included in packets passed out at today's meeting, which included the economic impact study, the architectural study, etc. Mr. Lister stated that the Grand Wayne Center needs to expand for 3 reasons:

1. The Grand Wayne Center's schedule is so busy now, there is no space for other events. In 1997 alone, approximately 160 events (half year of events) were turned down in our main hall, due to lack of space or inappropriate space.
2. The competition for events has become greater. When the Grand Wayne Center opened in 1985, there was a convention center in Indianapolis that was bigger, with South Bend being about the same size as Fort Wayne, and Evansville a little smaller, along with French Lick. Since the Grand Wayne Center has opened, Indianapolis has expanded their convention center twice. Muncie has opened up a convention center and expanded. Bloomington has opened a convention center. South Bend has added on to their square footage, and Evansville is in the process right now of building a \$15,000 million dollar convention center.



Over the last 15 years the Grand Wayne Center has gone from the 2<sup>nd</sup> largest convention center in the state to the 6<sup>th</sup> or 7<sup>th</sup> in the state.

3. Although the Grand Wayne Center is currently full, our major convention business is saying that they will not be back. Mr. Lister offered two examples:
  - a. Indiana Association of Cities and Towns utilized the Grand Wayne Center last year for 3 or 4 days, involving 1500 people. They have said that they can't come back.
  - b. National Quilter's Foundation brought 6,000 people to town. They have said that they can't come back.

Organizers of each convention liked the facility, however there were complaints that there is not enough space to accommodate future events. Until the Grand Wayne Center expands, these conventions will not put the Grand Wayne Center on the rotation for their events. Loss of such large conventions is a lot of economic impact for our city.

Mr. Lister stated that the Grand Wayne Center is looking at doubling the size of its facility. What does that mean for the City of Fort Wayne? It would give the Grand Wayne Center the opportunity to do more events at the same time, whereas now, business has to be turned away. The Grand Wayne Center could recapture some of the events that it is losing because of size and it would enable the Grand Wayne Center to include some 2500 - 3000 conventions that cannot even be marketed to at this time. Expansion and renovation of the Grand Wayne Center would certainly create a lucrative economic impact for the City of Fort Wayne and would also impact development for the City. Mr. Lister then introduced Mayor Paul Helmke for his comments.

Mayor Helmke considers this issue one of the main challenges for Fort Wayne and stated that it needs to be made a top priority. He stated that the timing for expansion is right due to the passage of the enabling legislation, and increased competition with other cities. We as a community, the public and private sectors, need to get together to expand the Grand Wayne Center. He shared that as Mayor, he has had the opportunity to bring the Indiana Association of Cities and Towns to Fort Wayne three times. The first was in 1988, as part of a four-year rotation. The second was in 1992, as part of a five-year rotation. The third was in 1997, and now the Grand Wayne Center is not even on the books. The Grand Wayne Center is not big enough to take care of this convention anymore. There are more cities out there with convention centers that can. As president of the Indiana Association of Cities and Towns last year, the mayor has had the opportunity to travel and see some of the other convention facilities that have been improved and expanded, and while our convention center was state of the art in 1985, that is no longer true. It's tough to bring people to our downtown and community without an expansion of this facility. There are a lot of details that have to be worked out in regards to expansion, such as the different price tags, design variations, locations, etc., but the first step is to get this resolution approved. The resolution will allow the Grand Wayne Center to capture the COIT revenue, the state income tax revenue, state sales tax revenue, and the food and beverage tax revenue, for this project. By capturing these funds for this project, that much less money will need to come from other sources. The passing of the resolution could be the difference between being able to get this job done and not being able to get it done. We are looking at an approximate price tag of \$25,000,000.00 for this expansion. The capturing of these taxes won't cover all of that, but it might allow us to get a bond of up to \$11,000,000.00, which would be a significant impact. The Mayor stated that the Grand Wayne Center has been a very successful operation, and to continue in its success and economic impact for the City of Fort Wayne, an expansion needs to be done. The Mayor stated that the bottom line is that if we want our community to grow and be healthy, attract visitors and tourists to our town, and to be thought of as a community that has a lot going on, the Grand Wayne Center needs to be expanded and renovated. Mayor Helmke emphasized that he wanted to be here





today to show his support and to state that this project needs to be made a priority. There is a timetable for this legislation, this resolution needs to be passed so that the expansion can move forward. Mayor Helmke then turned the podium over to Ron Fletcher.

Ron Fletcher stated that during the late 1970s - early 1980s, the Fort Wayne Redevelopment Commission was involved with the acquisition, demolition, site preparedness, relocation, etc., involving the block where the Grand Wayne Center/Hilton Hotel are constructed. The Redevelopment Commission was involved mainly due to the blight, cessation of growth, and lack of development in the downtown area. That process continues, and the Redevelopment Commission feels it is necessary to keep the Grand Wayne Center/Hilton Hotel viable for the continued economic development of the downtown area. In addressing Resolution 98-48, the Redevelopment Commission needs to have findings as relates to that resolution and the expansion.

The first finding is that the expansion of the Grand Wayne Center will benefit the public health and welfare of the city by:

- a. Continuing to maintain a first-class facility in order to be competitive with cities that are similar in size within the region,
- b. Retain existing business, and
- c. Continue to serve as a catalyst for expanding tourism in the local economy.

The second finding is that the expansion will be of public utility and benefit in the terms of positive fiscal impact on the community and bring continued activity to the downtown area.

The third finding is that the expansion conforms to the downtown comprehensive plan and development strategy.

These are the findings that are found in the resolution and that City Council will have to identify as they go through their process. From a staff standpoint, Mr. Fletcher recommended that the Redevelopment Commission approve the Resolution. Mr. Fletcher asked for discussion. Mr. Powell asked about the redevelopment area that the Grand Wayne Center is in. Does the capturing of taxes associated with the formation of a sports and convention development area have an impact on the Commission's or any other governmental agency's ability to use the tax revenue in the ways that we are using it now? Mr. Fletcher asked if he was referring to tax increment, and Mr. Powell said yes. Mr. Fletcher said it will not interfere with the tax increment aspect. Mr. Simler said that the Redevelopment Commission's tax increment is based on property taxes and the taxes that will be captured are not property taxes. Mr. Stafford commented further that the taxes that would be captured are primarily 90% state revenue, 10% local revenue and are captured from that one block only. The loss of revenue to other entities that use those dollars, example being the Memorial Coliseum that has been through this process, is very modest. Mr. Powell asked if these taxes would be going into a development district fund. Mr. Stafford stated that this revenue would be going into a separate fund to be managed by the authority that manages the facility, in this case the convention authority. Mr. Stafford stated that this is one of the first steps in the process. There is a provision in the law stating that should there not be a renovation and expansion, then the dollars that were captured cannot be diverted into operational uses, but instead would revert back to the respective taxing units. Mr. Powell questioned Mr. Lister in regards to the loss of business that he reported. He asked how much of the loss of business was attributed to lack of hotel space downtown as opposed to the size of the facility. Mr. Lister stated that part of the loss of business could be attributed to lack of hotel space. Downtown Fort Wayne doesn't have the hotel space that Indianapolis has. But Fort Wayne does have major hotels in town that transport people to the Grand Wayne Center, if need be. Mayor Helmke commented



that he was at the convention for Cities and Towns in Indianapolis last week and the subject of Fort Wayne not being on the rotation list to host this convention came up. He stated that hotel space is an issue, but the major issue is the convention center. A lot of the revenue from conventions and events such as Cities and Towns depends on exhibitor space. Conventions need to have a hall big enough to hold a lot of the associate members, contractors, and whatever they are marketing to conventioners, with space big enough to display their wares. Our convention space is inadequate to accommodate these types of functions. Mr. Powell questioned who else was on the rotation for the Cities and Towns convention. Mayor Helmke stated that South Bend, Evansville, Merrillville, and Indianapolis are currently on the rotation. However, the scary thing is that there are more and more cities that want to get on the rotation, and right now they are in a position with bigger and newer facilities to achieve that, and at this point in time, the Grand Wayne Center is not in a position to compete with them. The Cities and Towns representatives have told Mayor Helmke they cannot come back to Fort Wayne unless the Grand Wayne Center is expanded. Mr. Simler asked where the doubling in size of our present facility would put us in terms of catching up with the competition? Mr. Lister stated that the Indianapolis facility will always be bigger than the Grand Wayne Center, and we cannot compete with that. The main hall in the Grand Wayne Center is 25,000 square feet, which needs to be doubled to 50,000 feet. Fort Wayne will be ahead of South Bend, even with Evansville, who right now is going through a \$48,000,000 expansion that expands their hall to 48,000 square feet. Evansville, and the Grand Wayne Center, if we expand, will be the next biggest facilities as compared to Indianapolis. Fort Wayne tends to draw the regional Michigan, Ohio, Indiana market, and Evansville tends to draw the Kentucky, Illinois, Indiana market, so the two cities do go after a little bit different market, however Fort Wayne's market will go elsewhere without this needed expansion. Mr. McElhoe asked what happens after July 1, 1999, whether passage of the deadline eliminates the chance for capturing these funds. Mr. Fletcher stated yes. Mr. Simler asked that if the resolution is passed and approved through Council by the deadline, is the designation still effective even though actual renovation and expansion may not start until later? The answer was yes. Mr. McElhoe asked if there was any further discussion. There was none. Mr. Hill motioned for approval of Resolution 98-48. Mr. Powell seconded, the motion was voted upon and the Resolution passed unanimously.

#### **Resolution 98-49**

#### **Approving the use of the Courthouse Green project site for Allen County employee parking**

Mr. Fletcher stated that Jack McComb on behalf of the Allen County Board of Commissioners, asked if the Redevelopment Commission would allow the use of the project site for county employee parking during the reconstruction of the courthouse roof. Mr. Fletcher stated that the attached agreement was drawn up by him and agreed to by the County Commissioners. Mr. Hill asked if there was a time limit on this agreement. Mr. Fletcher stated that the agreement terminates on November 20, 1998, or the date the Allen County Courthouse roof contractor has completed the roof repair, whichever comes first. Mr. Hill asked that this Resolution be amended to provide that the agreement cannot be extended without the approval of the Redevelopment Commission. Mr. McElhoe asked if there was any further discussion on this Resolution. Mr. Simler made a motion to approve Resolution 98-49 subject to the modification as discussed. Mr. Powell seconded the motion. A vote was taken, and the Resolution was passed unanimously.

#### **Resolution 98-50**

#### **Amending Resolution 98-32**

Mr. Lindsay stated this resolution seeks to clarify the appropriating language contained in Resolution 98-32. Specifically, it has been modified to say "to pay the costs of a redevelopment project, together with incidental and related expenses to be incurred in





connection therewith; in or serving the Baer Field Economic Development Area". This amendment was required in order to insure that the provisions to pay debt service, related expenses, etc., for the GS Phase II Interceptor Sewer Project are in place. Mr. Fletcher stated that he wanted to make sure the appropriating language is specific enough to insure that there is no question about the Commission's intent regarding the appropriation. Mr. McElhoe asked for any discussion. There was none. Mr. Hill made the motion to approve Resolution 98-50, Mr. Simler seconded. The motion was voted upon and the resolution passed unanimously.

#### **Resolution 98-51**

#### **Awarding a contract to Misner & Associates, Inc. and Ronald E. Gettel**

Mr. Kravig stated that the Commission has requested professional services to appraise the real estate identified for acquisition in the proposed Bowser Avenue Redevelopment Area, and also desires appraisal of the Falstaff real estate in the Grant Avenue Redevelopment Area. It has also determined to assist the City with determining the value of the Fort Wayne Police Department headquarters located at 1320 East Creighton Avenue. Therefore bids were put out and the two lowest bids that came in were submitted by Ronald E. Gettel in the amount of \$16,500.00, and Larry D. Misner in the amount of \$16,850.00, as compared to Verne V. Mitchell & Associates' bid of \$18,500.00. Therefore, it is being recommended to award a contract for appraisal services to Ronald E. Gettel in an amount not to exceed \$16,500.00, and to Misner & Associates, Inc. in an amount not to exceed \$16,850.00. Mr. Powell moved for approval of Resolution 98-51, Mr. Hill seconded. The motion was voted upon, and the resolution was passed unanimously.

### **PROJECT UPDATES**

#### **Courthouse Green**

Mr. Lindsay gave an update on the project, stating a letter from Ratio Architects and a memo from Tom Cain were distributed to all Commissioners. The purpose of those letters is to suggest ways of breaking the project into logical pieces (alternates), so that it could be phased according to resources that are available for project construction. The fund raising process by the private sector is continuous. The Commission must insure that adequate resources are on hand to fund construction. Should the fund raising efforts continue to be successful, some of the embellishments currently considered as extras, may be funded. Phasing the project calls for construction of the portion closest to the Courthouse (i.e. Court Street), and the inner mall area absent some of the embellishments. Some examples of the embellishments are the shell pedestals at corners, the plantings which can be done at any time, and the water feature. Additionally, the lighting to the courthouse will also be an alternate that can be considered on its own. The structure of the alternates will allow a way to pick and choose, given the level of resources available. Mr. Hill asked how fundraising was going. Mr. Fletcher stated that the private sector has been slower in regards to this than anticipated. That is one reason why alternates are being formulated in this manner, because the amount of funding available for construction is uncertain. Mr. Fletcher stated that this approach will allow for a lot of alternatives to pick and choose from as funding permits, rather than one large bid where elements cannot be selectively removed. The total project range is between \$500,000.00 to \$900,000.00. Ratio was given an initial construction budget of approximately \$570,000.00 in the RFP. The design under consideration will result in a considerably higher construction cost. From Ratio's perspective, if they are going to design the whole project and the estimated amount ends up being close to a possible \$900,000.00 project, they want to be paid design fees based on the actual design services rendered, even if we end up taking out or not choosing some of the alternates. Mr. Fletcher asked Mr. Simler, due to his participation on the Design Committee, for his comments on the approach we have taken by using alternates rather than one bid, which may not have complete funding.



Mr. Simler agreed with our concept and thinks it is a sensible approach. He did mention that estimates provided by Tom Cain based on Ratio's original estimates, were pretty close, but may not be entirely accurate, due to recent changes in design. Mr. Sullivan questioned as to how much of the design is going to be included in the initial phase of the project. Mr. Lindsay explained that the first phase would include the "mall" area and inner circle seating area, exclusive of the water piers. It would also include construction of the replacement parking on Berry Street and restoration of sidewalks on Clinton, Berry and Main, and stormwater drainage of the entire site. The second phase would include all other elements of the park. Mr. Sullivan questioned whether the Commission originally had \$570,000.00 to work with, or were we hoping to raise that amount. Mr. Fletcher stated that the private sector was fund raising for project construction and this is not yet complete. The Preservation Trust has approximately \$300,000.00. Mr. Powell asked if there was a schedule for this construction and whether there is a timeline for this fundraising to be finished? Mr. Fletcher stated that we are scheduled to go out for bids late November/December, with construction to start early spring. He stated again, that bidding will be structured with a base bid and alternates from which we can pick and choose from according to financing available. Mr. Sullivan questioned the gift amounts shown and Mr. Fletcher stated that a local law firm does not want to make a generic financial contribution, however, they want to identify something in the project which can be funded with their contribution directly. Mr. Sullivan questioned if we should set a date for finalization of fund raising. This would enable a final decision on alternates, rather than having to keep coming back to the Commission as the contributions trickle in. Mr. Hill stated that he agreed with Mr. Sullivan, there should be a time when the money available and the plans need to come together. Mr. Powell shared an additional concern by asking if the administration of the future, is going to commit to the vision of the project shared by the Redevelopment Commission and the Preservation Trust. Mr. Fletcher stated that he has met with fund-raisers and they are making additional contacts. He stated that he is not sure of the amount that will be raised, but that this will all have to come together by the time we award the contract. Mr. Hill stated that we cannot let the fund-raisers think they have more time than they really have. The contract should be awarded right after the first of the year, and that should be the target date to have the fund-raising completed. Mr. Boyer stated that once people know that embellishments may be left out of the project due to lack of funds, and that there is a time frame or deadline, contributors may come forward with the money to fund these items. Mr. Hill asked if we could make some contact with the Preservation Trust, and perhaps other committed and/or potential fund-raisers, before the next meeting to see where we are at this point in terms of financing. Mr. Fletcher stated that at this point, the Preservation Trust has about \$200,000.00 and they continue to do more fund-raising. Mr. Simler asked if there had been any mention of selling memorial blocks to interested parties. Mr. Fletcher stated that the type of pavement being used is not conducive to this type of fund-raising, but the benches might possibly be funded in this manner. He also stated that he thinks there are still donors who would be willing to support this project. Mr. Simler questioned if Ratio has given us estimates based on the new modifications? Mr. Fletcher stated that they had. We will finalize the plans and bid the project accordingly. The available funding from the private sector will then have to be reviewed in conjunction with the base bid and the appropriate alternates.

### **Bowser**

Mr. Kravig stated that Resolution 98-51 has been passed tonight, enabling us to go forward with the appraisal work. The City Council discusses the establishment of the urban renewal area tomorrow and will vote on it the following week. It will then be back to the Redevelopment Commission on November 16 for a public hearing and confirmatory resolution for final establishment of the urban renewal area. Mr. Kravig stated that he had had some discussion with the person from IDEM who has been working closely with Planning in regards to the environmental issues. The person from IDEM stated that he had taken some surface samples, with the results being good,





none were out of line or exceeding state standards for different types of pollutants. The City's consultant from SES, to whom the Redevelopment Commission awarded the environmental contract, had some concerns about the thoroughness of the evaluation that the State performed. Mr. Kravig stated that the Redevelopment Commission will need to assess the evaluation for ourselves, and we may find out that the evaluation performed by the State will be just fine. Mr. Fletcher shared that the State will be giving us a fairly detailed report which should help us to determine this. Mr. Kravig shared that possible questions might be if more tests should be performed covering more of the area, and whether or not to do some sub-surface testing. Mr. Hill stated that we need to make sure that ten years from now, we don't find out that there were undiscovered contaminants to come back to haunt us. Mr. Boyer shared that he had spoken with Bill Fishering who stated that the recycling area was originally declared a clean site, however when more sampling was done, they found more problems. Mr. Fletcher asked Mr. Boyer if he had talked to Bill Fishering in regards to transferring title. Mr. Boyer stated that he had and didn't see any problem. He suggested to Bill Fishering that the County take title, deeding it to the City with an indemnity for the County against environmental liability. Mr. Fishering is talking about assigning the County's tax certificate to the City. The City would then perfect that and become the owners in that way. Mr. Fishering will get back with Mr. Boyer on that issue.

**Falstaff:**

Mr. Lindsay stated the appraisal of the Falstaff property is part of Resolution 98-51. We have requested copies of any Phase I or Phase II environmental assessments, and also asked for information relative to a local point of contact to gain access to the site. The first letter went unanswered, that is the reason for the second one which was sent today. In reviewing the legislation, once the confirmatory resolution is adopted, the Redevelopment Commission has the right to do assessments, survey, even project construction. Prior to acquisition, condemnation notwithstanding, the Commission technically and legally has the right to enter onto the property tomorrow. Mr. Lindsay stated that he wanted to show that we have taken appropriate measures in good faith to secure access to the property if condemnation is undertaken later. Mr. Simler asked if they were responding at all. Mr. Lindsay stated that no, they had not. Mr. Fletcher stated that if they don't respond pretty soon, we will probably have to get a court order. Mr. Boyer commented that the Commission needs a court order to get on the grounds, regardless of what the statute states. Mr. McElhoe asked if the owner was local. Mr. Lindsay stated that the record title holder to this property is Falstaff Brewing Corporation, P.O. Box 926, Fort Wayne, IN. Our last certified letter to them was not receipted from Fort Wayne, it was received in Milwaukee. The actual owner of Falstaff is a holding company in Mill Valley, California. Mr. Sullivan asked if they had paid their taxes. Mr. Lindsay replied, yes. Mr. Fletcher stated that the probable next step is to get a court order. Mr. Simler asked if there had been any telephone conversations. Mr. Lindsay stated that he has spoken to Mr. Bernard Orsi of S & P about the property. Mr. Orsi stated that he had worked on other Falstaff properties in the United States and that S & P did want to be a factor involved in a "blighted property". Mr. Fletcher stated the reason we need the environmental report is that it will affect the appraisal. Mr. Boyer stated that our offer should state that it is for a clean property. Mr. Fletcher stated that Mr. Boyer's recommendation is to go ahead and make the offer to purchase, with the offer language to specify an environmentally clean property. Mr. Fletcher questioned if the establishment of the redevelopment area allows access to the property now. Mr. Lindsay stated that the statute allows the commission access to the property to do assessments, survey, etc., prior to the acquisition. Mr. Powell asked if the property was being secured. Mr. Fletcher stated that part of it is locked up and that access is not possible. Mr. Boyer stated one possibility of getting on the property would be to write a letter to the owner, stating that "pursuant to our authority under the Redevelopment Area statute, we are going to make an appraisal of that property and begin our environmental tests on that property on a certain date. Unless we hear from you otherwise, we will assume that consent is given and we will begin".





## OTHER BUSINESS

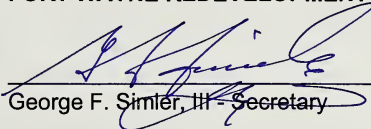
### Contract for Ratio

Mr. Fletcher stated that the Commission received the letter from Ratio in their packet for tonight's meeting. Mr. Fletcher reiterated the structure of the agreement, stating that after project is bid, Ratio's fee will be based on the original \$570,000.00 construction cost but will be provided additional compensation in the event that the low bid including alternates is more than 5% above the \$570,000.00. It would be calculated as follows: The low bidder's dollar amount, if in excess of \$600,000.00 (5% above \$570,000.00), would be multiplied by Ratio's original basic services fee expressed as a percentage of construction costs. Mr. Fletcher asked the Commission if they thought there was any problem with this stipulation. Mr. Powell asked if there was a cap on this amount. Mr. Fletcher stated that there was not a cap because the fees are a function of the final bids. Mr. Powell questioned how this fee is determined, since the Commission has no control over the bidding process. Mr. Hill stated that he agreed with Mr. Powell, that we should have a cap. Mr. Fletcher suggested using the estimate from Ratio in the amount of \$917,000.00 (included alternates). This estimate would amount to an additional \$20,064.00 in fees due Ratio. Mr. Powell suggested that Mr. Fletcher come back with a resolution at the next meeting for the Commission to ratify, this was mutually agreed upon by the Commission.

## ADJOURNMENT

Mr. McElhoe called for a motion to adjourn. Mr. Powell moved to adjourn the meeting, and Mr. Hill did second. The meeting was adjourned at approximately 6:30 p.m.

### FORT WAYNE REDEVELOPMENT COMMISSION



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George F. Simler, III - Secretary

ADOPTED: November 16, 1998

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## FORT WAYNE REDEVELOPMENT COMMISSION

### REGULAR MEETING MINUTES

November 16, 1998

**TIME:** 4:30 p.m.

**PLACE** City-County Building - Room 128

**CALL TO ORDER:** Mr. Hill called to order this regular meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** Mr. Hill took roll call.

**MEMBERS PRESENT:** R. Steven Hill - President  
Steven McElhoe - Vice President  
John Sullivan - Member

**MEMBERS ABSENT:** George Simler and John Powell

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist  
Marla Weber - Administrative Assistant

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:** John Stafford - Director, Strategic Planning  
Stanley C. Phillips, Vice President - Harding Dahm & Company  
Dale Krauskopf, General Partner - DHK Enterprises, LTD.

**PUBLIC HEARING:** Establishment of the Bowser Avenue Redevelopment Area

#### In Favor Of -

Mr. Fletcher asked Loren Kravig to give a brief update. Mr. Kravig stated that the legal notice was posted in the Fort Wayne newspapers and no written or oral remonstrances have been received against this project.

Mr. Kravig recapped the plans for the establishment of the Bowser Avenue Redevelopment Area. He stated that the first step in the project is to establish the urban renewal area. The public hearing today will finalize that part of the process. The second step is to acquire the property. The site consists of four parcels totaling approximately 12.27 acres. The next step is to remediate the site and will be discussed further in "Other Business." The next step is to prepare the site, which in the process will involve eliminating blight and enhance the marketability of the Bowser site. The site would then be marketed, wherein the Redevelopment Commission will make a public offering of the real estate it has acquired, issue a request for proposal, or employ other means to find a suitable developer for the property. If necessary, public improvements would be made. Mr. Kravig stated that this plan and outline tie in with the Commission's specific project objectives, some of which have been mentioned here today. Mr. Kravig also stated that some of the objectives in establishing the Bowser Avenue Redevelopment Area are to:

1. Catalyze the development of an affordably-priced housing project;
2. Stabilize the area around the City's police headquarters, and provide for its potential expansion;





3. Demonstrate that "infill" housing can occur on a larger scale than heretofore attempted, and, as a consequence, spur other such development throughout the City;
4. Reconfigure portions of the area as necessary to accommodate an efficient use of land; and
5. Dedicate or vacate public rights-of way as necessary to accommodate an efficient use of land.

In sharing this outline, Mr. Kravig stated that he has recapped the plan, restated some of the plan's objectives, and have gone over the parameters of the urban renewal area.

Opposed      None

**ADJOURNMENT OF PUBLIC HEARING**      R. Steven Hill adjourned the Hearing.

**APPROVAL OF CLAIMS** Mr. McElhoe made a motion to approve October, 1998 claims. Mr. Sullivan seconded. Motion was voted upon and passed unanimously.

**APPROVAL OF MINUTES** Mr. McElhoe made a motion to approve October 19, 1998 Regular Meeting Minutes. Mr. Sullivan seconded, motion was voted upon and passed unanimously.

**OLD BUSINESS**      None

## **NEW BUSINESS**

### **Resolution 98-52**

**Allowing the designation of property as an economic revitalization area for D H K Enterprises, LTD., in the Centennial Industrial Park Urban Renewal Area**

Mr. Fletcher introduced Mr. Dale Krauskopf to speak regarding his company's project in Centennial Park. He stated that DHK Enterprises, LTD., leases its building to D & M Microproducts, of which Mr. Krauskopf is the President. Mr. Krauskopf stated that this project was originally started in 1987, when an existing building expanded. The current number of employees has outgrown the space in that building. Mr. Krauskopf stated that DHK currently owns lot 22 in the park, and that lot 23 is the expansion site. They currently have to farm out some work that could be done in the Fort Wayne area, once this expansion is complete.

Mr. Fletcher stated that the Redevelopment Commission participated in the development of infrastructure serving 30 acres in the western part of the park. He further stated that one of the goals in that endeavor was to create an atmosphere to induce additional development in that area. This has been accomplished. There are no bond issues within the Centennial Industrial Park at this point, and this project will not affect any collection of tax increment for debt service. Mr. Fletcher stated that we are collecting tax increment in order to participate in the funding of infrastructure improvement that may be occurring in the future. Mr. Fletcher stated that staff recommended approval of this resolution. Mr. Sullivan motioned for approval of Resolution 98-52, Mr. McElhoe seconded. A vote was taken, and the resolution was passed unanimously.

### **Resolution 98-53**

**Ratifying SES Environmental, Inc., scope of services for the Bowser Brownfield Site**

Mr. Fletcher shared that there has been a recommendation by SES Environmental (the environmental consultant chosen for this work) to do a Phase I documentation on the Bowser site. The Indiana Department of Environmental Management (IDEM) has been



involved in this process, and have submitted a documentation on some of the tests that they have conducted. They generally test about 12 inches below the surface. SES feels that a Phase I might be appropriate to do since thorough research on the site has yet to be compiled within a single document. Mr. Fletcher stated that we want to be conservative in regards to the Bowser site, making sure to document everything appropriately, due to what was formerly housed at that site, and also because it is a residential area. There will be some borings done later to document depth and direction of flow of groundwater. The Phase 1 is done generally to document what was there, where there are tanks and additional problems, basically a historical profile. Mr. Fletcher shared that IDEM has done a good job with their limited resources, and did what was needed at that time. Mr. Hill asked if what we are looking for is an additional recommendation for a contract in order to get this Phase I documentation done. Mr. Fletcher stated yes. Mr. McElhoe motioned for approval of Resolution 98-53, with Mr. Sullivan seconding. The motion was voted upon and passed unanimously.

#### **Resolution 98-54**

#### **Confirmatory Resolution for the Bowser Avenue Redevelopment Area**

Mr. Fletcher stated that the plan for establishing the Bowser Avenue Redevelopment Area has been through the process of first adopting a declaratory resolution, then passage by the Planning Commission and City Council. The Redevelopment Commission has completed a Public Hearing with no remonstrances, and now considers a confirmatory resolution for final approval of the Bowser Avenue Redevelopment Area.

Mr. McElhoe questioned if there is a possibility for a future housing project in this area. Mr. Kravig stated that a housing project has been discussed. He shared that the factory is now out of the picture, and represented the only reason for industrial zoning in the area. Everything except for the police headquarters is still residential. A lot of the houses have been torn down, which would suggest that a housing component to this plan could be quite feasible, especially with the size of the land (roughly 12 ¼ acres). Mr. Fletcher reiterated that the plan is to acquire the land, do remediation as necessary, and then establish a plan as relates to marketing and usage of the land. Mr. McElhoe asked about further expansion of the police headquarters, if any inquiry had been made into this. Mr. Fletcher stated that some discussion has taken place in regards to parking south of the building, and potentially some public use, but that nothing has been finalized at this point. Mr. Hill asked if there were potential development funds from the state that could be used for funding. Mr. Fletcher stated that this is a possibility, along with public/private funds, according to what plan is arrived at in the future. He also shared that there are some not-for-profit organizations in the housing market that would like to do something with this area. There are many avenues to be explored once the time comes to formulate plans. The remediation will indicate the direction to be taken, how clean the area is, etc. Mr. McElhoe motioned for approval of Resolution 98-54, Mr. Sullivan seconded. The motion was voted upon and passed unanimously.

#### **Resolution 98-55**

#### **Approving an agreement with the Allen County Redevelopment Commission**

John Stafford shared that this is another part of the process in implementing the Memorandum of Understanding that the City has with the County and the Airport Authority, namely the financing of infrastructure improvements in or serving the Baer Field Economic Development Area. He stated that the construction of the Harbor Ditch Interceptor Sewer and the Bluffton Road and Ferguson Road Water Main Extensions represent a benefit to the community as a whole, and are a pro-active approach to putting critical improvements in place to show support for industrial development in that area. Mr. Stafford stated that this resolution is simply an agreement between the two redevelopment commissions, giving authority to the Allen County Redevelopment





Commission to fund infrastructure improvements in this area, even though it is outside of its jurisdiction. The Allen County Redevelopment Commission will be funding these improvements with funds derived from the refinancing of the Nestles TIF bond, with Sewer Utilities providing \$800,000.00 in cash. Mr. Stafford stated that this agreement is a small part in the big picture, but is necessary to move forward with the project and the implementation of the Intergovernmental Memorandum of Understanding to Fund Infrastructure improvements in southwest Allen County. A motion to approve Resolution 98-55 was made by Mr. Sullivan, with a second from Mr. McElhoe. The motion was voted upon, and the Resolution was passed unanimously.

#### **Resolution 98-56**

#### **Rescinding the appointment of Ronald R. Fletcher and James C. Lindsay to the Midtowne Crossing Owner's Association Board of Directors**

Mr. Fletcher stated that he and Mr. Lindsay have represented the Redevelopment Commission on the Midtowne Crossing Owner's Association Board of Directors since November 1990. This appointment was to be rescinded once the obligation to the Midtowne Crossing Project by the Redevelopment Commission had been met. That obligation has now been met. This Resolution is to rescind the appointments of Mr. Fletcher and Mr. Lindsay, since the Midtowne Crossing Owner's Association now can stand on its own. Mr. Fletcher pointed out one change made in the Resolution since the Commission had received it in their packets for review. That point is in paragraph number #1. of the Resolution, stating that the appointments are rescinded effective December 31, 1998, or upon the election of replacement board members. Mr. Boyer added that this change is customary in these types of situations. Mr. Fletcher recommended that the Commission approve Resolution 98-56. Mr. Sullivan motioned for approval, with Mr. McElhoe seconding the motion. A vote was taken, and Resolution 98-56 was passed unanimously.

#### **Resolution 98-57**

#### **Approving change order number two (2) to a contract with Ratio Architects, Inc.**

Mr. Fletcher stated that this resolution is a change order in the original agreement with Ratio Architects, Inc., and was discussed at the last Commission meeting. Mr. Fletcher recapped for the Commission that the original construction budget for Ratio Architects for the Courthouse Green Project, was \$570,000.00. This has now been increased to approximately \$900,000.00. If funding permits, there are additional amenities that are proposed in this project, such as a water feature, architectural embellishments etc., which will be set up in the contract as alternates. It was determined at the last meeting, that the Commission wanted to establish a maximum figure to work with for a total project budget estimate and design fees. This figure has been established as \$900,000.00.

Ratio has submitted a request for the approval of additional services which determines compensation due to Ratio, once the base bid and alternates have been accepted. These additional services shall be computed as a multiplier of Ratio's basic fee for services, \$38,000.00 times the ratio of the total bid amount, including accepted alternates, as a percentage of the budget estimate, \$570,000.00. Mr. Fletcher stated that Redevelopment staff is recommending that the Commission establish an amount not to exceed \$19,000.00 in authorized additional services based upon a total project budget with a cap of \$900,000.00. Mr. Fletcher stated that he felt that this arrangement is fair, and that he recommends approval of this Resolution. Mr. McElhoe motioned for approval of Resolution 98-57, with Mr. Sullivan seconding the motion. The motion was voted upon and passed unanimously.





### **Discussion of Standard Federal Lease**

Mr. Fletcher stated that in 1989, the Redevelopment Commission entered into an agreement with Kirco Development Corporation, as a part of an incentive package for the Standard Federal Building which was under development. The result was a 10-year lease agreement in which the City leases the parking garage from 6:00 p.m. to 6:00 a.m. during the week, and for the entire weekend. This was justified due to the usage of the garage by the public for events and facilities that are nearby such as the Fort Wayne Museum of Art, Performing Arts Center, Headwaters Park and Freiman Square, along with the Three Rivers Festival, Germanfest, etc., Mr. Fletcher stated that since then the City/County parking garage has been built, however, the Standard Federal lot is still utilized extensively. It is filled to capacity during Three Rivers Festival and other public events that occur nearby. Mr. Fletcher also stated that in the original agreement, the Commission discussed having the lease term extended farther into the future, but it could not be done due to the statute limiting the term to a 10-year lease. Mr. Fletcher stated that the Commission decided to have all parties re-evaluate the lease and it's value to the general public, after its initial 10-year term. Our purpose today is to begin discussion on the merits of extending this lease. Mr. Fletcher introduced Stan Phillips of Harding Dahm & Company, to speak to the Commission on this issue.

Mr. Phillips re-stated the purpose of the lease, stating that their building and parking garage is in close proximity to the Civic Theater, Freiman Square, Art Museum, etc., and also supports one of the main downtown restaurants, Park Place Grill. Patrons of the restaurant as well as all people using the arts facilities, etc., like the safe and well-lit environment the parking garage provides. Mr. Phillips stated that the garage is usually at full capacity on the weekends and even some week nights. There have been recent developments with the Standard Federal Building, that have had effect on the Standard Federal parking garage.

In 1989, when Standard Federal Bank and IBM Corporation entered into a long-term lease agreement with renewal options for years into the future, the thought was that the building would be operating at full capacity for years to come. Over the years events such as downsizing, mergers, buyouts, etc. have occurred, and the Standard Federal Building now finds itself at the end of two of their primary leases. IBM will vacate all of their 50,000 square feet and Standard Federal Bank will use only 15% of their 38,000 square feet. In addition, the space occupied by the Lincoln National Corporation's Agency Division, which occupies 22,000 square feet, will most likely be relocated to the Lincoln Corporate Center. Mr. Phillips stated that the 150,000 square foot building will continue to be occupied by its major tenant, Harding Dahm & Company, along with a few other entities, law firms, etc. The Standard Federal Building currently has vacancy in the building, and in addition, due to downsizing, etc., the City finds itself with other office building vacancies in the downtown area. The rental rates for this office building which includes parking, is \$22.50 per square foot. The rental rates for a comparable building in downtown Fort Wayne is \$13.50 per square foot.

Mr. Phillips stated that the garage lease with the city provides that the lease payment is a calculation equivalent to about 80 to 90 percent of the real estate tax. At present, on a semi-annual basis, the City pays Standard Federal Plaza Associates about \$160,000.00 every six months. That equates to about \$2.10 per square foot. Should this building lose that advantage, Mr. Phillips stated they would simply have to add another \$2.10 per square foot on to the \$22.00 per square foot that has to be charged now, and the building will continue to sit vacant. Mr. Phillips stated that at this point, the vacancies are high, along with the rental rates, and that occupancy could continue to be low. They are asking any consideration of the Redevelopment Commission in renewing this lease so that the building can continue to maintain to some degree, an economic par with some of the other buildings in the downtown area. The building, pursuant to the lease, does provide free parking for various public events, free parking for Park



Place Grill, Civic Center productions, the Christmas Lighting, Germanfest, Three Rivers Festival, and others.

Mr. Phillips referred to the handout given showing the activity in the Standard Federal Garage on a nightly and weekend basis, showing usage and appreciation from various entities.

Mr. Fletcher shared that one aspect of consideration when this agreement originated, was that the developer was entitled to tax abatement which he equated to approximately 50% of the taxes paid over a 10-year period. The agreement called for the owner not to for a tax abatement, but to formulate the lease payment as the amount of tax increment generated from the building each year. Mr. Fletcher stated that there has been a payment of approximately \$2.4 million dollars over a period of nine years. Mr. Fletcher stated that he feels that the Commission would have entered into a longer agreement in 1988, but only signed a ten-year agreement due to the statute. Mr. Fletcher further stated that the Commission may have some obligation to continue in this endeavor, especially due to the justification of public benefit, given the free parking. Mr. Fletcher stated that he was not asking for a decision at this time, but wanted the discussion to begin, with more additional information to be provided at a later date. Mr. Fletcher stated that Mr. Phillips and the owners do want a decision fairly soon, as they are in negotiations right now, and this decision will influence how they proceed with negotiations.

Mr. Fletcher asked Mr. Stafford for his input since he was involved with the inception of the original agreement. Mr. Stafford replied that his understanding of the lease is the same as has been explained by Mr. Fletcher.

Mr. Sullivan asked how the \$22.50 per square foot cost was established. Mr. Phillips stated that the building is newer than most of the buildings downtown, and that the garage adds considerably to the operating cost. He further stated that some downtown buildings charge \$70.00 to \$80.00 monthly fees for usage of their parking facilities, whereas they do not. The amount of the rental fee consists of the return on investment to the owners, and the operating costs. Mr. Fletcher asked if this rental fee payment was just meeting their operating cost obligations, or were they making a profit with this building. Mr. Phillips replied that they just break even in meeting expenses, and that to his knowledge, there has never been a capital distribution, and that they have never realized a profit with this building.

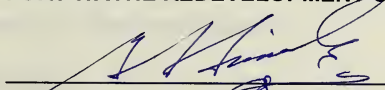
Mr. Fletcher stated that the Commission would revisit this issue, but he wanted to get the discussion started regarding renewal of the lease.

**OTHER BUSINESS - None**

## **ADJOURNMENT**

Mr. Hill called for a motion to adjourn. Mr. McElhoe moved to adjourn the meeting, and Mr. Sullivan did second. The meeting was adjourned at approximately 5:30 p.m.

**FORT WAYNE REDEVELOPMENT COMMISSION**

  
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George F. Simler, III - Secretary

ADOPTED: December 21, 1998





## **FORT WAYNE REDEVELOPMENT COMMISSION**

### **REGULAR MEETING MINUTES**

**December 21, 1998**

**TIME:** 4:30 p.m.

**PLACE** City-County Building - Room 128

**CALL TO ORDER:** Mr. McElhoe called to order this regular meeting of the Fort Wayne Redevelopment Commission.

**ROLL CALL:** Mr. McElhoe took roll call.

**MEMBERS PRESENT:** Steven McElhoe - Vice President  
George Simler, III - Secretary  
John Sullivan - Member  
John Powell - Member

**MEMBERS ABSENT:** R. Steven Hill - President

**STAFF PRESENT:** Ron Fletcher - Executive Director  
James C. Lindsay - Redevelopment Specialist  
Loren Kravig - Redevelopment Specialist  
Greg Leatherman - Brownfield Manager  
Marla Weber - Administrative Assistant

**COUNSEL PRESENT:** R. David Boyer

**OTHERS PRESENT:**

**APPROVAL OF CLAIMS** Mr. Simler made a motion to approve November, 1998 claims. Mr. Sullivan seconded. Motion was voted upon and passed unanimously.

**APPROVAL OF MINUTES** Mr. Sullivan made a motion to approve October 19, 1998 Regular Meeting Minutes. Mr. McElhoe seconded. Motion was voted upon and passed unanimously.

**OLD BUSINESS** None

**INTRODUCTION** Mr. Fletcher introduced Mr. Greg Leatherman as the newly hired Brownfield Manager for the City of Fort Wayne.

### **NEW BUSINESS**

#### **Demolition Bid Opening**

**Cox Realty Corporation - Building at southeast corner of Baker and Fairfield**

Sealed bids were opened and read by Mr. McElhoe as follows:

Martin Enterprises - \$93,000.00  
Richard Ness Excavating - \$126,900.00  
Womack Brothers - \$185,000.00



Mr. Fletcher stated that the bids will be taken under advisement until bid packets are reviewed for all required documents, etc. Mr. Fletcher stated that the bidding process will be completed at the beginning of 1999.

#### **Resolution 98-58**

##### **Approving a change order to the Bonar Group Contract**

Mr. Kravig stated that the Commission had originally awarded a contract to Bonar for design services related to an improvement project along Calhoun and Columbia Streets in 1997. The amount for the original contract was \$10,600.00. Bonar performed the design work, the project was bid, however, all bids were rejected. Bonar incurred additional expenses in the amount of \$1,317.23 for work outside the original scope of the contract, in designing handicapped ramps on Calhoun Street and a curb extension for a City Utilities drop-off box on Columbia Street. Bonar has given the Commission a \$700.00 credit for work not performed under the contract, that being construction contract administration services, due to the Commission rejecting all bids and not awarding a contract. The result is a net increase to the contract of \$617.23, with the total of the revised contract to be \$11,217.23. Mr. Fletcher stated that the bids were rejected due to being 30% to 40% over the engineer's estimate. Mr. Fletcher stated that this issue may be revisited in the future. Mr. Fletcher recommended approving this Resolution, this would close out the contract with Bonar. Mr. Powell moved to approve Resolution 98-58, with Mr. Simler seconding the motion. A vote was taken and the Resolution was passed unanimously.

#### **Resolution 98-59**

##### **Ratifying and approving a contract with First Land Title Company**

Mr. Fletcher suggested that both Resolution 98-59 and Resolution 98-60 be considered by the Commission at the same time. Mr. Kravig stated that these Resolutions represent getting the title work and survey done for the donation of the building at the southeast corner of Baker and Fairfield that the Commission took bids on today. Both First Land Title Company and Z.K. Tazian Associates, Inc. were the low bidders in their respective fields to complete the needed title work and survey work. Mr. Powell made a motion to approve both Resolution 98-59 and 98-60. Mr. Sullivan seconded the motion, a vote was taken and the Resolutions were passed unanimously.

#### **Resolution 98-60**

##### **Ratifying and approving a contract with Z.K. Tazian Associates, Inc.**

Please see above information under Resolution 98-59, noting that Resolution 98-59 and Resolution 98-60 were both considered and approved together by the Redevelopment Commission.

#### **Resolution 98-61**

##### **Awarding a contract to Dickmeyer and Associates Engineers-Surveyors, Inc.**

Mr. Kravig stated that the City owns a 23-acre parcel of real estate located southeast of the intersection of Anthony Boulevard and Paulding Road, that was donated by the University of Indianapolis. He stated that the Commission would like to see something positive done with this land. The Commission applied for and was awarded a block grant to obtain some engineering services to do a preliminary plat. The Commission solicited three fee quotes and received one from Z.K. Tazian Associates, Inc. in the amount of \$10,500.00, and another from Dickmeyer & Associates Engineers-Surveyors, Inc., in the amount of \$5,000.00. GAI Consultants, Inc. declined due to their heavy workload. Dickmeyer & Associates Engineers-Surveyors, Inc. will go forward with some additional guidance from the Commission and prepare a conceptual residential subdivision plat of this 23 acres, with the final result being a cost estimate of what it will take to develop that acreage. Once the Commission knows what the costs are to





develop this land, they will be in a better position to decide how to proceed with any kind of project. Mr. Simler asked if the residential development would be for single families. Mr. Kravig stated that the direction to be given to Dickmeyer & Associates would be to design a subdivision that is in keeping with the single-family detached homes already in the area. Mr. Fletcher stated that the neighborhood association has been contacted and they really don't want multi-family housing in that area. They prefer something that complements the existing housing and that won't create heavy traffic through their neighborhoods. Mr. Powell asked what this area is currently zoned. Mr. Kravig stated that it is zoned residential. Mr. Sullivan asked if Dickmeyer would be designing proposed streets, lots, etc. Mr. Kravig replied that Dickmeyer wouldn't be getting into the level you need for construction documents, but they will be marking proposed streets, etc. Mr. Kravig stated that Redevelopment Staff recommends that we approve this Resolution and award a contract in the amount of \$5,000.00 to Dickmeyer & Associates Engineers-Surveyors, Inc., to assist in engineering and site planning for this parcel of land. Mr. McElhoe asked for a motion to approve this Resolution. Mr. Powell motioned for approval, with Mr. Simler seconding. The motion was voted upon and unanimously passed for approval.

#### **Resolution 98-62**

##### **Approving the payment of assessments to the Midtowne Crossing Owners**

Mr. Lindsay stated that this Resolution puts into place the authority for calendar year 1999, to pay the owners association assessments for the three condominiums that the Commission owns, parking garage unit numbers 1 and 2, and commercial unit number 6, in the Midtowne Crossing. The Board of Directors of the Owners Association met on the 10<sup>th</sup> of December and voted to increase the current assessment by approximately 15% to \$1.67 per square foot for the 1999 budget year. The reasons for the increase in assessment was to fund a reserve capital replacement fund which heretofore did not exist. This reserve capital fund analysis was done by Lowell Griffin and a copy can be reviewed, if desired. The Commission owns roughly 26% of the collectively owned common area. Any kind of increase in assessments results in a pro rata % increase to the Commission by virtue of its ownership. A total payment of \$66,336.72 is to be paid to the Midtowne Crossing Owners Association in equal monthly installments of \$5,528.06. Mr. Simler made a motion to approve Resolution 98-62, Mr. Powell seconded that motion. The motion was voted upon and the Resolution passed unanimously.

#### **Resolution 98-63**

##### **Ratifying and approving a change order No. 2 to a contract for professional services with Contech Engineers, Inc.**

Mr. Lindsay stated that this Resolution concerns a payment of \$1,914.00 to Contech Engineers, Inc. for additional engineering and design services related to the design of an enclosed glass walkway between the City-County Building and the Plaza Parking Garage. This action closes out their contract. This design work for the enclosure was not incorporated into the original contract. This cost is shared by the Allen County Board of Commissioners and ½ of this additional charge amounting to \$957.00 will be reimbursed from the Allen County Board of Commissioners. Mr. Simler moved for approval of Resolution 98-63, Mr. Sullivan seconded. A vote was taken and the Resolution was passed unanimously.

#### **Resolution 98-64**

##### **Approving SES environmental, Inc., scope of services for the Bowser Brownfield site.**

Mr. Leatherman stated that this is an additional resolution to Resolution 98-42 which was previously passed to assist the City and Commission with brownfield project implementation. Additionally, Resolution 98-53 was passed to have Phase I





environmental assessment done documenting various environmental concerns. Part of the recommended Phase II activities includes completing preliminary soil borings and installing three (3) groundwater monitoring wells. SES Environmental, Inc. has proposed for a fee not to exceed \$5,750.00 to complete the preliminary soil borings and installation of the three (3) groundwater monitoring wells which would be the Phase II scope of services. Mr. Powell moved for approval of Resolution 98-64, with Mr. Simler seconding. The motion was voted upon and the Resolution was passed unanimously.

#### **Resolution 98-65**

#### **Ratifying and approving payment to the Fort Wayne Board of Park Commissioners for the Historic Wells Street Bridge Project**

Mr. Fletcher stated that the Indiana Department of Transportation (INDOT) did not approve land acquisition expenditures toward the local match against their federal ISTEa grant for the historic Wells Street Bridge project. There was a deadline to pay the match or risk losing the monies that could be obtained for this project. The Redevelopment Commission Director took \$26,117.50 from its capital budget together with the same amount from the City budget in order to match the \$640,000 grant by ISTEa. This Resolution is ratifying this expenditure of \$26,117.50 to the Fort Wayne Parks and Recreation Department as part of the local match for this project. The Commission is going to try to recoup this money, however, this was a step that had to be taken right away. Mr. Powell asked who disallowed the land acquisition cost. Mr. Fletcher stated that INDOT had given oral indications that land acquisition costs would be counted toward the local match, but that they provided no letter of documentation. In any case, given its long record of support for this project, the Commission agreed to contribute half the amount of the shortfall, \$26,117.50, with the Board of Public Works paying the balance out of its cumulative capital fund. Mr. Powell moved for approval of Resolution 98-65, Mr. Sullivan seconded. A vote was taken and the Resolution was passed unanimously.

#### **Approval of 1999 Redevelopment Commission Meeting Dates**

Mr. Fletcher referred to the handout of Commission Meeting dates for 1999 and pointed out that reappointments or new appointments to the Commission would be taking place at the beginning of the year.

#### **OTHER BUSINESS -**

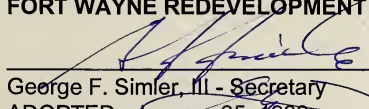
##### **Courthouse Green**

Mr. Fletcher asked the Commission members to review the construction drawings for the Courthouse Green project. Mr. Fletcher stated that the drawings are 90% complete. He pointed out various features within the project. The drawings should be 100% complete in mid-January and bids will be taken in early February. Mr. Sullivan asked how many contractors would be involved. Mr. Fletcher stated that there would be one prime contractor. Construction should begin in the spring. Mr. Fletcher stated that before it goes out for bids, he would prepare a packet for the Commissioners to look at to make sure there are not any problems with the final drawings, etc.

#### **ADJOURNMENT**

Mr. McElhoe called for a motion to adjourn. Mr. Simler moved to adjourn the meeting, and Mr. Sullivan did second. The meeting was adjourned at approximately 5:30 p.m.

**FORT WAYNE REDEVELOPMENT COMMISSION**

  
George F. Simler, III - Secretary  
ADOPTED: January 25, 1999











TO LOCK  
PERMANENTLY

← Push down spur  
with a blunt  
instrument. →

